

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Broadview - Blue Ridge / 39

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 303

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$203,000	\$257,900	\$460,900	\$494,900	93.1%	13.64%
2004 Value	\$237,400	\$253,300	\$490,700	\$494,900	99.2%	9.46%
Change	+\$34,400	-\$4,600	+\$29,800		+6.1%	-4.18%
% Change	+16.9%	-1.8%	+6.5%		+6.6%	-30.65%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.18% and -30.65% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$215,900	\$257,300	\$473,200
2004 Value	\$244,300	\$255,500	\$499,800
Percent Change	+13.2%	-0.7%	+5.6%

Number of improved Parcels in the Population: 3,560

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

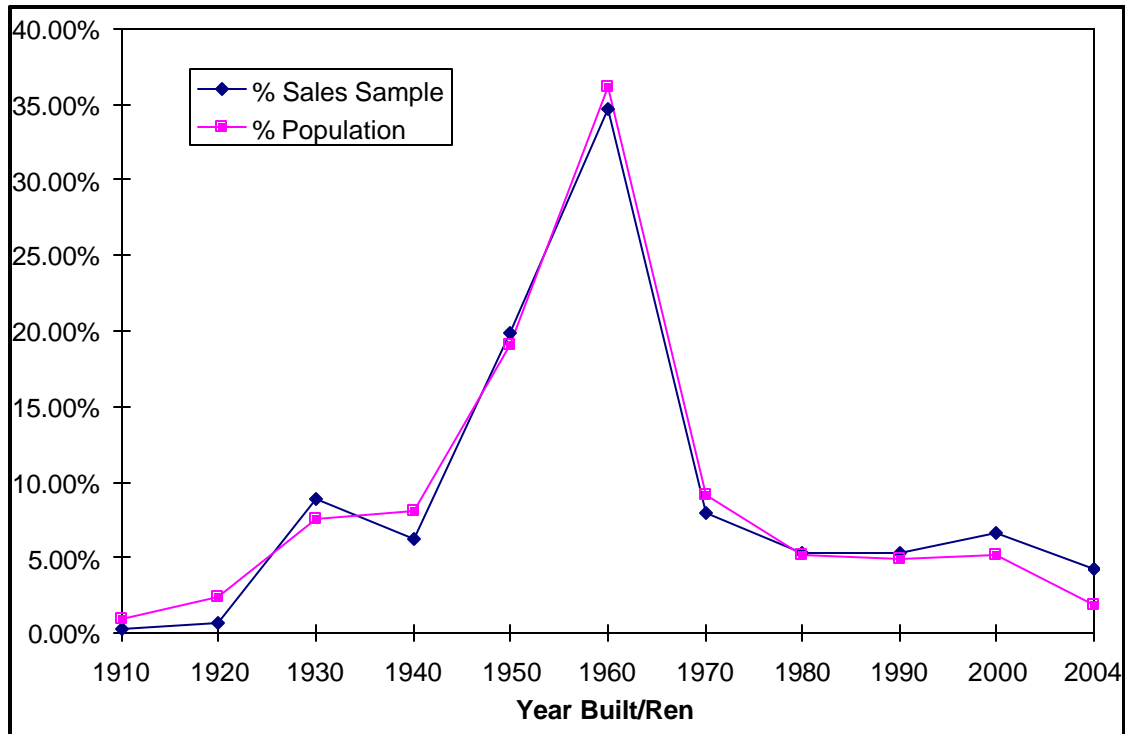
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.33%
1920	2	0.66%
1930	27	8.91%
1940	19	6.27%
1950	60	19.80%
1960	105	34.65%
1970	24	7.92%
1980	16	5.28%
1990	16	5.28%
2000	20	6.60%
2004	13	4.29%
	303	

Population		
Year Built/Ren	Frequency	% Population
1910	31	0.87%
1920	83	2.33%
1930	268	7.53%
1940	286	8.03%
1950	678	19.04%
1960	1285	36.10%
1970	324	9.10%
1980	183	5.14%
1990	175	4.92%
2000	182	5.11%
2004	65	1.83%
	3560	

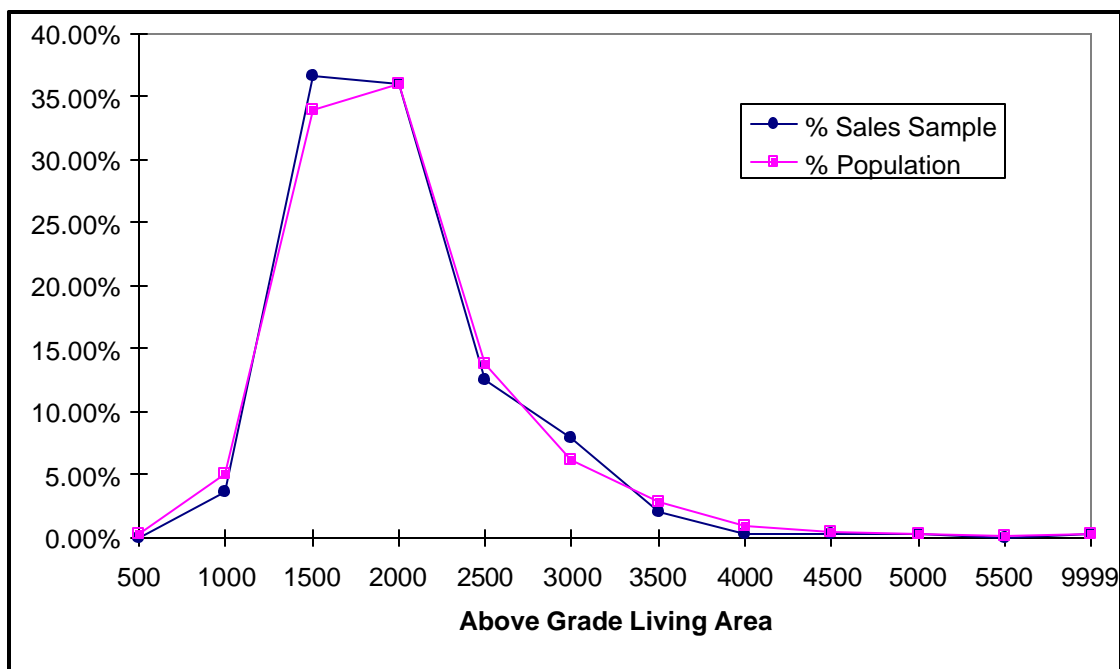


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	3.63%
1500	111	36.63%
2000	109	35.97%
2500	38	12.54%
3000	24	7.92%
3500	6	1.98%
4000	1	0.33%
4500	1	0.33%
5000	1	0.33%
5500	0	0.00%
9999	1	0.33%
303		

Population		
AGLA	Frequency	% Population
500	7	0.20%
1000	182	5.11%
1500	1211	34.02%
2000	1281	35.98%
2500	492	13.82%
3000	222	6.24%
3500	102	2.87%
4000	32	0.90%
4500	14	0.39%
5000	7	0.20%
5500	2	0.06%
9999	8	0.22%
3560		

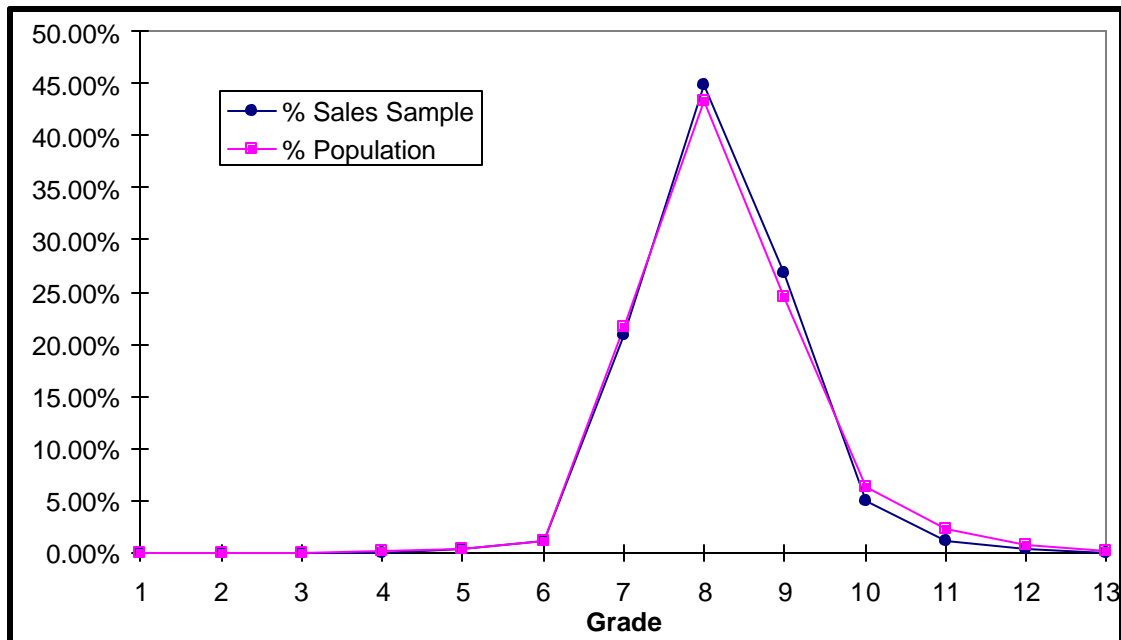


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

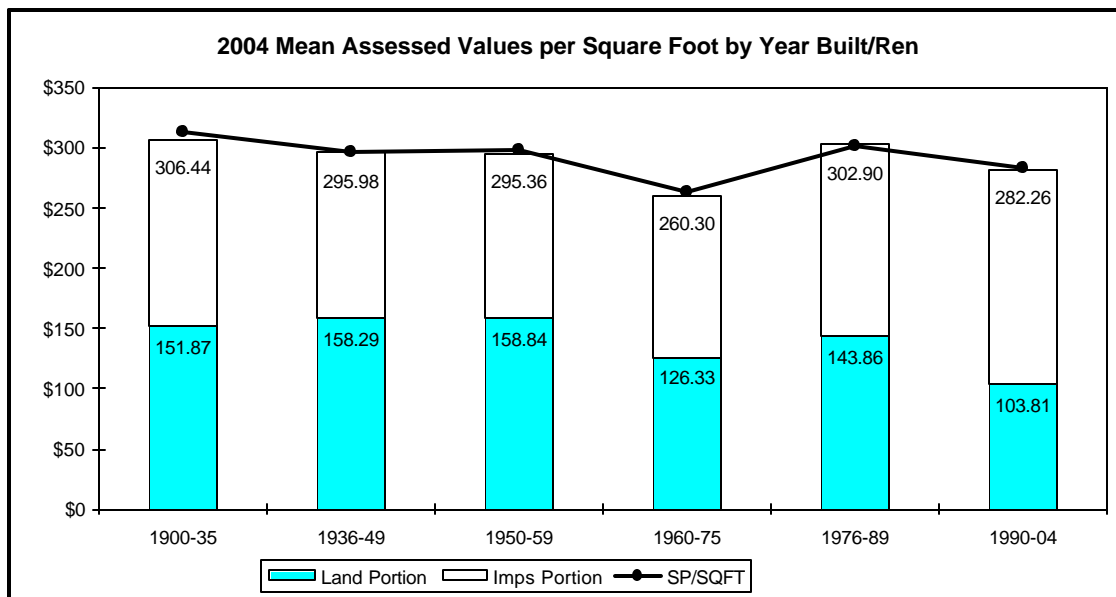
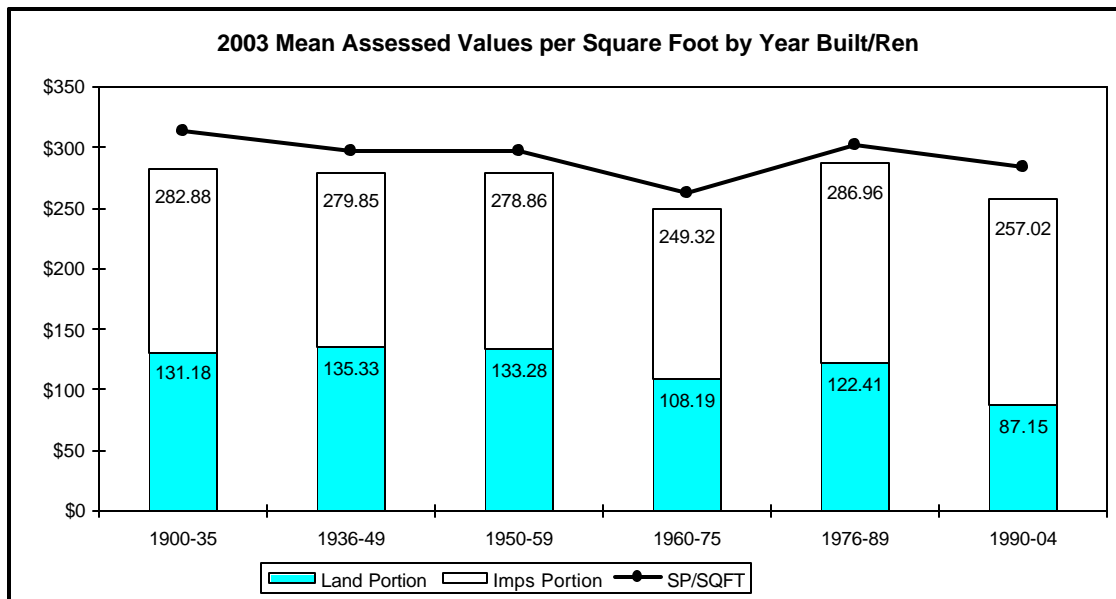
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.33%
6	3	0.99%
7	63	20.79%
8	136	44.88%
9	81	26.73%
10	15	4.95%
11	3	0.99%
12	1	0.33%
13	0	0.00%
303		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	9	0.25%
6	37	1.04%
7	767	21.54%
8	1543	43.34%
9	871	24.47%
10	224	6.29%
11	78	2.19%
12	23	0.65%
13	7	0.20%
3560		



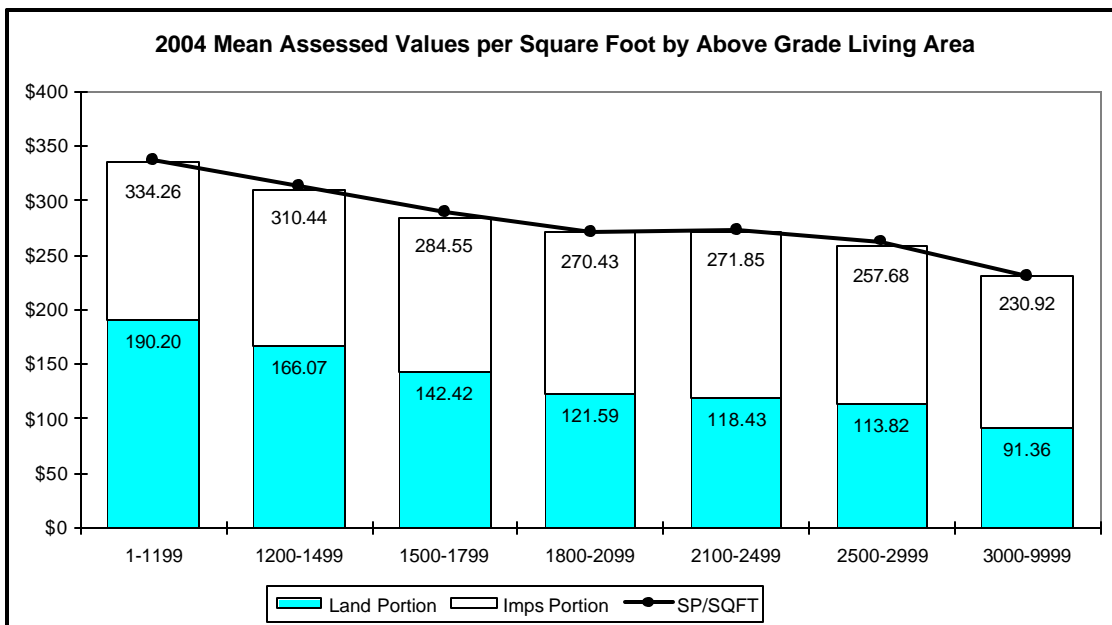
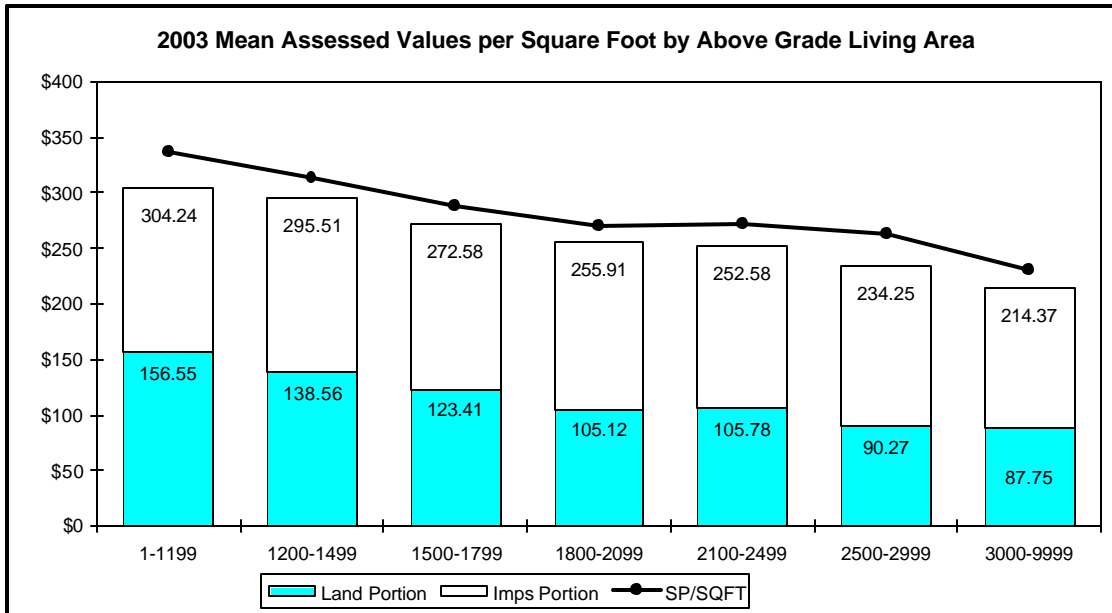
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



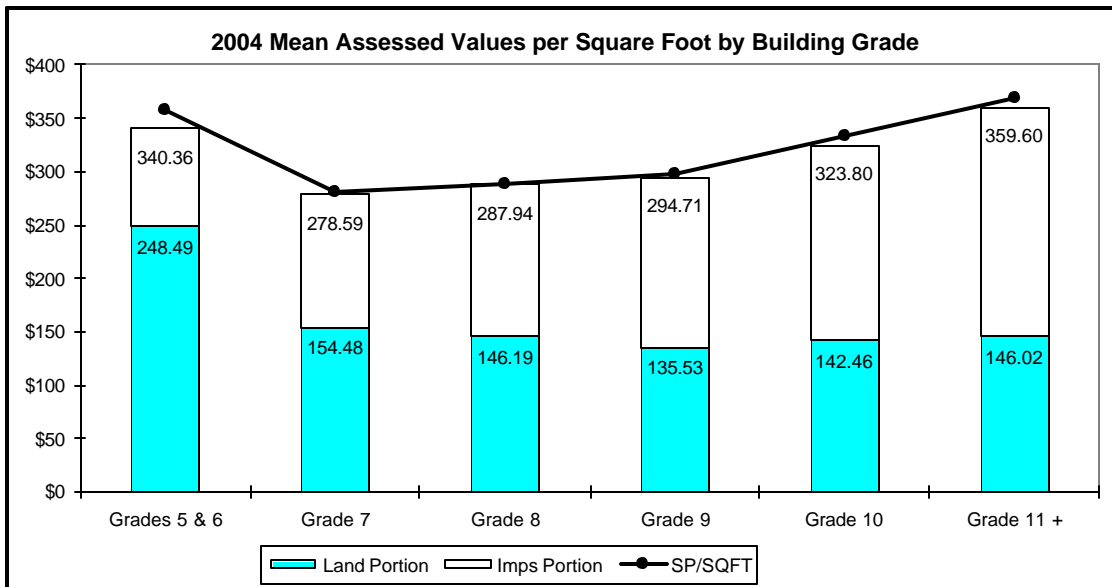
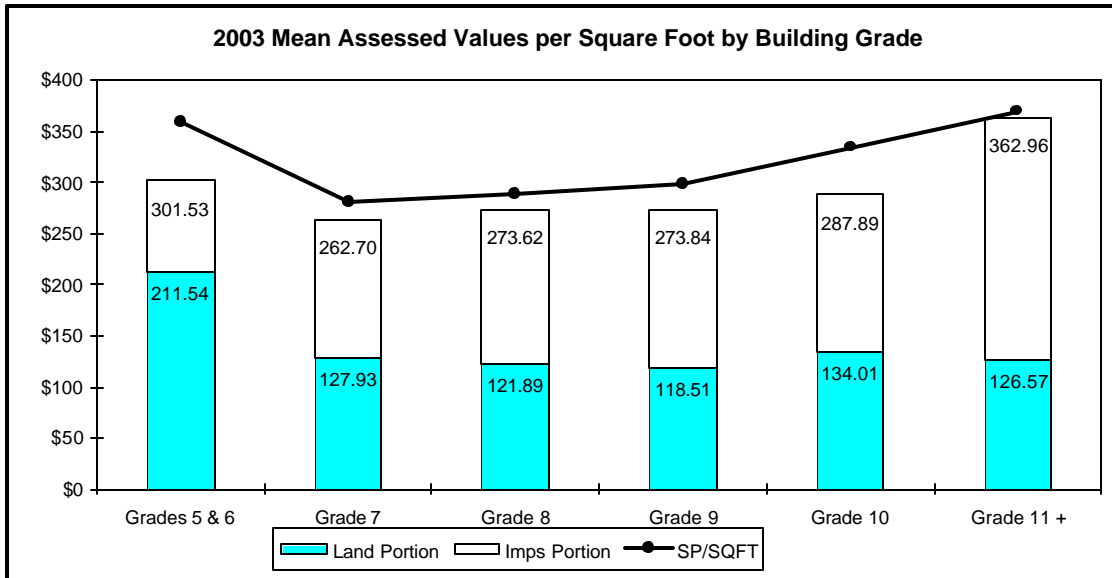
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



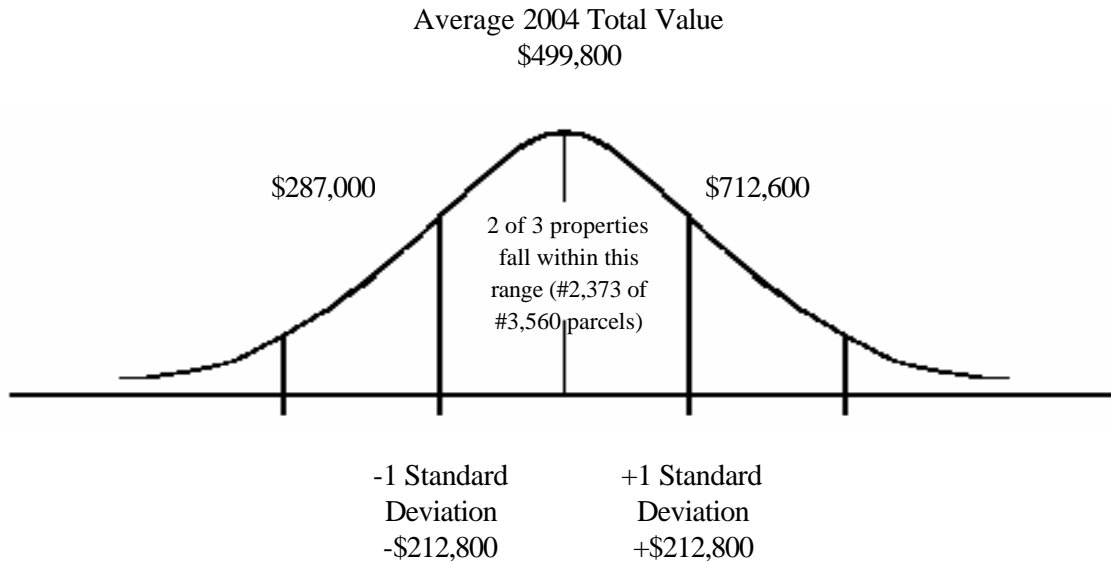
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. There were only 4 sales with grades of 5 or 6. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/1/2002 to 12/31/2003 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Broadview - Blue Ridge

Boundaries:

This area is bounded by Northwest 145th Street on the north, Puget Sound on the west, and Northwest 65th Street on the south. The eastern border fluctuates from 32nd Avenue Northwest, 20th Avenue Northwest, 15th Avenue Northwest, 12th Avenue Northwest, and 3rd Avenue Northwest.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 39 is located in the northwestern part of Seattle. It contains the neighborhoods of Broadview, Carkeek Park, Blue Ridge, North Beach, Olympic Manor, and Sunset Hill. The northern portion is primarily made up of three large developments of estate type properties offering a high degree of privacy and seclusion. The most distinguishing characteristic of this area is the westerly view towards Puget Sound, Olympic Mountains, and of Bainbridge Island. Over half of the properties have some type of view amenity. Other major attributes of this area include close proximity to Carkeek Park, Shilshole Marina, Ballard Locks, and a relatively close commute to the downtown business core. Over 99% of the area have one unit dwellings. Approximately 94% of the parcels are improved in this area.

This area spans a lengthy distance from south to north. The southern portion contains Sunset Hill, Olympic Manor, North Beach, and Blue Ridge. In Sunset Hill over one half of the homes were built before 1936. Another 24% were built between 1936 and 1945. Olympic Manor is a development located just north and east of Sunset Hill. It was built in the mid 1950's to early 1960's. It is well known for its numerous Christmas light displays during the end of year holiday time. The North Beach area is located west of Olympic Manor and north of Sunset Hill. This area has many westerly views as the topography slopes down to Puget Sound. In the past 10 years remodel activity including adding upper floors to take advantage of the view amenity has been prevalent. Blue Ridge is located to the north of North Beach. Most of the development started in the mid 1930's and ended in the 1950's. This area has a neighborhood association which operates a common beach area, indoor swimming pool, and tennis courts.

North of Carkeek Park is the neighborhood of Broadview. This area was largely developed in the 1940's and 1950's. The topography slopes from an easterly to westerly direction. Views are very common in this area. The area near Carkeek Park has numerous ravines and steep hillsides. However, they provide a higher degree of privacy and a more park like setting with many trees and vegetation.

The area north of Broadview changes substantially. The typical parcel is over 37,000 square feet in size. Covenants restrict further development in this area. Houses are larger than any other neighborhood in area 39. This is one of the few areas within the city of Seattle where one can live on forested acreage lots. The plats in this area include Elford Park, Llandover by the Sound, and Northwood.

Area 39 is divided into four sub areas. Sub area 1 contains the northwesterly portion [includes the neighborhoods of Blue Ridge, west Broadview, and the estate sized lots located north of Broadview]. Sub area 6 contains the neighborhoods of Olympic Manor and North Beach. Sub area 9 is Sunset Hill. Sub area 14 is Broadview and Carkeek Park.

The total assessed value of all parcels for the 2004 assessment year was \$1,779,468,200 . For the 2003 assessment year the total was \$1,684,529,200 . As a result of our physical inspection we added \$15,454,000 in assessed value attributable to new construction to the tax roll. The physical inspection began on 9/8/2003 and was completed on 5/10/2004.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.64% to 9.46%.

Scope of Data

Land Value Data:

Vacant sales from 1/1/2001 to 12/31/2003 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land sales from the neighborhoods of Greenwood, Ballard, Crown Hill, Green Lake, Licton Springs, Maple Leaf, Haller Lake, Inverness, northeast Seattle, Shoreline, Phinney Ridge, Queen Anne, Wallingford, Windermere, the Highlands, and Magnolia were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Over 94% of the parcels have houses on them in area 39. Consequently, there were few vacant land sales [8] in the past two years. We reviewed and analyzed sales back to 1/1/2001. We also analyzed sales in similar neighborhoods that included Greenwood, Ballard, Crown Hill, Green Lake, Licton Springs, Maple Leaf, Haller Lake, Wallingford, Phinney Ridge, Inverness, northeast Seattle, Shoreline, the Highlands, Queen Anne, Windermere, and Magnolia. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 1996. Since the 1996 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were lot size, view amenity, location, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

For land valuation summary purposes I have included a map at the end of this section that divides area 39 into 5 market segments labeled A – E.

Area A contains the neighborhoods of Sunset Hill [sub area 9] and Olympic Manor. Sunset Hill northern border is NW 89th Street, 32nd Avenue NW is the eastern border, NW 65th Street is the southern border, and Seaview Avenue NW acts as the western border. The eastern part of Sunset Hill is similar to the area of Loyal Heights. The western portion has outstanding views of Puget Sound, the Olympic Mountains, and Bainbridge Island. There are numerous desirable estate type properties in the northern portion of Sunset Hill. Olympic Manor has NW 85th Street as its southern border, 24th Avenue NW as the western border, NW 95th Street as the northern border, and 19th Avenue NW and 21st Avenue NW as its eastern border. This area is unique in that it was a golf course before changing into a large residential development in the 1950's. The houses are larger and 10-20 years newer than the surrounding areas [Crown Hill and Loyal Heights].

Area B is the North Beach neighborhood. The northern border is NW 100th Street, Puget Sound the western border, the southern border fluctuates between NW 89th Street, NW 95th Street, and NW 92nd Street, and the eastern border is 15th Avenue NW. This area contains a diverse population of home ages, sizes, and conditions. Many parcels are located on steep slopes. Most homes were built in the 1940's through 1960's.

Area C is the Blue Ridge neighborhood. The northern border is NW 110th Street, Puget Sound is the western border, NW 100th Street and NW 105th Street are the southern borders, and 15th Avenue NW and 12th Avenue NW are the eastern boundaries. This development has the amenities of an indoor pool, tennis courts, and a beach area for all member home owners. Sales analysis indicates a higher mean value in this area compared to **Area B**.

Area D contains the neighborhoods of Broadview and Carkeek Park. The southern border is NW 110th Street, 3rd Avenue NW is the eastern border, NW 135th Street and NW 132nd Street are the northern borders, and 12th Avenue NW is the western border. Carkeek Park is located south of NW 120th Street. It is characterized by having steep ravines and numerous greenbelt

areas. Broadview is similar to Carkeek Park except there are no topography problems. It also has less vegetation and one is more likely able to see his/her neighbors.

Area E is comprised of the western part of Broadview and goes northward to the city limits. The northern border is NW 145th Street, Puget Sound is the western border, Carkeek Park is the southern border, and 12th Avenue NW, 8th Avenue NW, and 3rd Avenue NW are the eastern boundaries. It is located just south of the exclusive area “The Highlands”. **Area E** has mainly estate sized lots. The average lot size is 26,000 square feet. The area north of NW 132nd Street has a park like setting with many tall trees and vegetation. Sales analysis indicates this area has the highest mean value in all of area 39.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area A - Sunset Hill and Olympic Manor

Lot Size Adjustments

Lot Size	Value
2300 - 2999 s.f.	\$138,000
3000 - 3999 s.f.	\$152,000
4000 - 4999 s.f.	\$167,000
5000 - 5999 s.f.	\$175,000
6000 - 6999 s.f.	\$183,000
7000 - 7999 s.f.	\$191,000
8000 - 8999 s.f.	\$199,000
9000 - 9999 s.f.	\$207,000
10000 - 10999 s.f.	\$216,000
11000 - 11999 s.f.	\$221,000
12000 - 12999 s.f.	\$226,000
13000 - 13999 s.f.	\$231,000
14000 - 14999 s.f.	\$236,000
15000 - 19999 s.f.	\$243,000
20000 - 24999 s.f.	\$250,000
25000 - 29999 s.f.	\$257,000
30000 - 34999 s.f.	\$264,000
35000 - 39999 s.f.	\$271,000
40000 - 44999 s.f.	\$279,000
45000 - 49999 s.f.	\$287,000
50000 - 59999 s.f.	\$295,000
60000 - 69999 s.f.	\$303,000
70000 - 79999 s.f.	\$312,000
80000 - 89999 s.f.	\$321,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th Street

Deduct 15% for traffic if located on 24th Avenue N.W.
or 32nd Avenue N.W.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 16% for Excellent Territorial View

Add 7% for Average Olympic Mt. View

Add 12% for Good Olympic Mt. View

Add 17% for Excellent Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Add 68% for Excellent Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment) + View Adjustment

Area B - North Beach

Lot Size Adjustments

Lot Size	Value
2500 - 2999 s.f.	\$141,000
3000 - 3999 s.f.	\$157,000
4000 - 4999 s.f.	\$174,000
5000 - 5999 s.f.	\$183,000
6000 - 6999 s.f.	\$192,000
7000 - 7999 s.f.	\$201,000
8000 - 8999 s.f.	\$209,000
9000 - 9999 s.f.	\$217,000
10000 - 10999 s.f.	\$226,000
11000 - 11999 s.f.	\$231,000
12000 - 12999 s.f.	\$236,000
13000 - 13999 s.f.	\$241,000
14000 - 14999 s.f.	\$246,000
15000 - 19999 s.f.	\$253,000
20000 - 24999 s.f.	\$260,000
25000 - 29999 s.f.	\$267,000
30000 - 34999 s.f.	\$274,000
35000 - 39999 s.f.	\$281,000
40000 - 44999 s.f.	\$289,000
45000 - 49999 s.f.	\$297,000
50000 - 59999 s.f.	\$305,000
60000 - 69999 s.f.	\$313,000
70000 - 79999 s.f.	\$322,000
80000 - 89999 s.f.	\$331,000
90000 - 99999 s.f.	\$341,000
100000 - 119999 s.f.	\$351,000
120000 - 139999 s.f.	\$361,000
140000 - 159999 s.f.	\$372,000
160000 - 179999 s.f.	\$383,000
180000 - 199999 s.f.	\$394,000

Adjustments after lot size:

Deduct 15% for traffic if located on N.W. 96th Street from 24th Avenue N.W. to 15th Avenue N.W.

Deduct 15% for traffic if located on 24th Avenue N.W., 15th Avenue N.W., or 28th Avenue N.W.

Deduct 15% for traffic if located on Triton Drive N.W. from N.W. Golden Drive to N.W. Neptune Place

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 16% for Excellent Territorial View

Add 7% for Average Olympic Mt. View

Add 12% for Good Olympic Mt. View

Add 17% for Excellent Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Add 68% for Excellent Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment) + View Adjustment

Area C - Blue Ridge

Lot Size Adjustments

Lot Size	Value
2300 - 2999 s.f.	\$161,000
3000 - 3999 s.f.	\$177,000
4000 - 4999 s.f.	\$194,000
5000 - 5999 s.f.	\$203,000
6000 - 6999 s.f.	\$212,000
7000 - 7999 s.f.	\$221,000
8000 - 8999 s.f.	\$229,000
9000 - 9999 s.f.	\$237,000
10000 - 10999 s.f.	\$246,000
11000 - 11999 s.f.	\$251,000
12000 - 12999 s.f.	\$256,000
13000 - 13999 s.f.	\$261,000
14000 - 14999 s.f.	\$266,000
15000 - 19999 s.f.	\$273,000
20000 - 24999 s.f.	\$280,000
25000 - 29999 s.f.	\$287,000
30000 - 34999 s.f.	\$294,000
35000 - 39999 s.f.	\$301,000
40000 - 44999 s.f.	\$309,000
45000 - 49999 s.f.	\$317,000
50000 - 59999 s.f.	\$325,000
60000 - 69999 s.f.	\$333,000
70000 - 79999 s.f.	\$342,000
80000 - 89999 s.f.	\$351,000
90000 - 99999 s.f.	\$361,000
100000 - 119999 s.f.	\$371,000
120000 - 139999 s.f.	\$381,000
140000 - 159999 s.f.	\$392,000
160000 - 179999 s.f.	\$403,000
180000 - 199999 s.f.	\$414,000

Adjustments after lot size:

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 16% for Excellent Territorial View

Add 7% for Average Olympic Mt. View

Add 12% for Good Olympic Mt. View

Add 17% for Excellent Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Add 68% for Excellent Puget Sound View

Land Value = Lot Size Adjusted Value + View Adjustment

Area D - Broadview and Carkeek Park

Lot Size Adjustments

Lot Size	Value
3000 - 3999 s.f.	\$113,000
4000 - 4999 s.f.	\$125,000
5000 - 5999 s.f.	\$131,000
6000 - 6999 s.f.	\$138,000
7000 - 7999 s.f.	\$145,000
8000 - 8999 s.f.	\$151,000
9000 - 9999 s.f.	\$157,000
10000 - 10999 s.f.	\$164,000
11000 - 11999 s.f.	\$168,000
12000 - 12999 s.f.	\$172,000
13000 - 13999 s.f.	\$176,000
14000 - 14999 s.f.	\$180,000
15000 - 19999 s.f.	\$185,000
20000 - 24999 s.f.	\$190,000
25000 - 29999 s.f.	\$195,000
30000 - 34999 s.f.	\$200,000
35000 - 39999 s.f.	\$206,000
40000 - 44999 s.f.	\$212,000
45000 - 49999 s.f.	\$218,000
50000 - 59999 s.f.	\$224,000
60000 - 69999 s.f.	\$230,000
70000 - 79999 s.f.	\$236,000

Adjustments after lot size:

Deduct 15% for traffic if located on 3rd Avenue N.W.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 16% for Excellent Territorial View

Add 7% for Average Olympic Mt. View

Add 12% for Good Olympic Mt. View

Add 17% for Excellent Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment) + View Adjustment

Area E - West Broadview/ Elford Park/ Llandover by the Sound/ Northwood

Lot Size Adjustments

Lot Size	Value
4000 - 4999 s.f.	\$149,000
5000 - 5999 s.f.	\$157,000
6000 - 6999 s.f.	\$165,000
7000 - 7999 s.f.	\$174,000
8000 - 8999 s.f.	\$181,000
9000 - 9999 s.f.	\$188,000
10000 - 10999 s.f.	\$196,000
11000 - 11999 s.f.	\$201,000
12000 - 12999 s.f.	\$206,000
13000 - 13999 s.f.	\$211,000
14000 - 14999 s.f.	\$216,000
15000 - 19999 s.f.	\$222,000
20000 - 24999 s.f.	\$228,000
25000 - 29999 s.f.	\$234,000
30000 - 34999 s.f.	\$240,000
35000 - 39999 s.f.	\$247,000
40000 - 44999 s.f.	\$254,000
45000 - 49999 s.f.	\$261,000
50000 - 59999 s.f.	\$268,000
60000 - 69999 s.f.	\$276,000
70000 - 79999 s.f.	\$284,000
80000 - 89999 s.f.	\$292,000
90000 - 99999 s.f.	\$300,000
100000 - 119999 s.f.	\$309,000
120000 - 139999 s.f.	\$318,000
140000 - 159999 s.f.	\$327,000
160000 - 179999 s.f.	\$336,000
180000 - 199999 s.f.	\$346,000
200000 - 219999 s.f.	\$356,000

Adjustments after lot size:

Deduct 15% for traffic if located on 3rd Avenue N.W.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 16% for Excellent Territorial View

Add 7% for Average Olympic Mt. View

Add 12% for Good Olympic Mt. View

Add 17% for Excellent Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Add 68% for Excellent Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment) + View Adjustment

Vacant Sales Used In This Physical Inspection Analysis
Area 39

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
39-1	620260	0020	11/27/02	250,000	20,400	Y	N
39-6	607350	0120	3/7/02	100,000	5,250	N	N
39-6	057900	1310	1/8/02	40,000	13,400	Y	N
39-6	057900	1475	3/28/03	40,000	10,000	N	N
39-6	444480	0032	9/27/01	295,000	4,488	Y	N
39-9	444130	0015	12/11/02	500,000	39,089	Y	N
39-14	761120	0230	7/30/03	310,000	21,573	N	N
39-14	891050	0023	8/26/03	170,000	36,555	N	N
39-14	891050	0450	8/28/02	90,500	8,139	N	N
1-1	022603	9019	4/9/01	208,500	8,648	Y	N
1-1	022603	9271	4/29/01	127,500	6,800	Y	N
1-1	022603	9372	3/27/02	150,000	4,371	Y	N
1-1	727710	0110	8/26/02	202,000	7,200	Y	N
1-1	728030	0182	4/25/02	290,000	12,552	Y	N
1-1	728030	0335	3/26/01	211,500	8,420	Y	N
1-2	022603	9321	4/30/02	17,500	106,253	N	N
1-2	329880	0010	4/27/01	154,000	20,807	N	N
1-2	664990	0072	3/18/03	117,500	7,263	N	N
1-2	664990	0073	3/18/03	117,500	7,211	N	N
1-2	761870	0031	7/16/01	142,000	10,721	Y	N
1-2	761870	0100	4/19/01	125,000	15,066	N	N
1-2	012603	9469	9/24/01	500,000	29,770	N	N
1-2	012603	9602	11/8/01	250,000	11,230	Y	N
1-2	022603	9064	11/20/01	500,000	34,560	N	N
1-3	619070	1480	4/24/03	140,000	33,500	N	N
1-3	728230	0007	3/14/02	77,000	8,179	N	N
1-4	330470	0275	10/1/01	1,400,000	69,996	Y	N
2-1	012603	9376	8/2/02	1,065,000	78,408	N	N
2-1	012603	9677	2/26/03	108,500	8,217	N	N
2-1	264430	0046	11/25/02	250,000	14,252	N	N
2-1	728390	0023	11/28/01	91,666	8,300	N	N
2-2	107510	0081	8/27/02	125,000	7,307	N	N
2-2	222290	0153	2/16/01	90,551	8,267	N	N
2-4	072604	9283	8/20/01	90,000	5,475	N	N
2-4	299300	0010	6/27/02	390,000	19,209	N	N
2-4	299300	0050	6/26/02	195,000	8,256	N	N
2-4	329370	0180	5/15/02	121,500	7,370	N	N
2-4	671370	0250	9/8/03	140,000	11,440	N	N
2-6	914110	0103	4/27/01	105,000	7,664	N	N
2-6	931030	0116	9/29/03	143,000	13,228	N	N
2-8	525330	0167	2/21/03	137,000	10,987	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 39***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2-8	546870	0176	4/23/02	62,000	8,655	N	N
5-2	362603	9404	5/31/01	100,000	6,153	N	N
5-2	730890	0387	3/21/01	120,000	7,584	N	N
5-5	078900	0323	9/14/03	80,000	2,051	N	N
5-5	614560	1361	9/27/01	97,000	3,844	N	N
5-5	614560	2159	9/23/02	100,000	2,883	N	N
5-5	926670	0625	7/5/01	218,200	5,100	N	N
5-8	330070	0850	6/13/02	125,000	4,000	N	N
5-8	330070	1615	4/3/02	140,000	4,000	N	N
6-2	083200	0127	7/27/02	130,000	6,977	N	N
6-2	615020	0010	6/23/03	118,500	6,817	N	N
6-3	641510	0322	5/24/01	80,000	2,880	N	N
6-3	645030	2615	12/3/01	325,000	12,000	N	N
6-5	303420	0017	2/22/02	90,000	7,407	N	N
6-5	303420	0223	8/9/01	140,000	8,990	N	N
6-5	303420	0599	2/26/03	106,667	7,488	N	N
6-7	099300	2320	5/24/02	75,000	2,812	N	N
6-7	312604	9048	1/28/02	135,000	6,119	N	N
6-7	322604	9506	7/30/02	90,000	5,011	N	N
6-7	431070	0711	2/20/02	119,000	3,448	N	N
6-7	435870	0053	6/27/03	95,000	8,922	N	N
7-3	204450	0061	5/3/01	118,000	9,714	N	N
7-3	292604	9171	8/30/01	125,675	9,828	N	N
7-6	510140	8696	9/5/01	139,000	5,047	Y	N
7-6	802420	2171	11/6/01	150,000	5,107	Y	N
7-8	322604	9406	8/25/03	420,000	15,904	Y	N
7-8	437070	0130	9/29/03	155,000	5,159	N	N
7-8	510040	2481	10/4/02	125,000	5,000	N	N
7-8	510140	6187	6/10/02	350,000	10,096	N	N
9-8	408380	0575	12/4/02	130,000	2,500	N	N
9-9	397540	0375	2/27/03	310,000	8,000	N	N
10-5	112504	9026	9/4/03	600,000	12,399	Y	N
10-5	112504	9200	10/23/01	440,000	16,571	Y	N
11-1	102503	9319	9/29/03	600,000	10,000	Y	N
12-9	616990	0965	7/29/03	650,000	5,989	Y	N
19-10	123200	0085	5/20/03	80,000	2,400	N	N
19-10	022503	9176	6/26/02	200,000	6,840	N	N
19-10	285610	0250	9/5/03	151,500	2,550	N	N
19-10	352603	9238	3/1/01	231,000	9,703	N	N
19-10	751850	6910	7/31/03	162,500	2,550	N	N
42-3	953010	1170	9/26/03	195,000	4,500	Y	N
42-8	181480	0774	9/6/01	760,000	14,380	N	N
42-8	336340	0732	2/28/03	183,000	3,000	N	N
43-5	385690	3300	10/14/02	190,000	3,000	N	N
43-5	385690	4260	5/21/01	180,000	3,060	N	N
43-9	062504	9350	10/27/02	130,000	5,190	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 39***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
45-6	032504	9236	1/2/01	165,000	4,400	N	N
45-6	797720	1240	7/10/03	217,500	4,080	N	N
46-4	112504	9206	3/27/02	225,000	5,078	N	N
46-5	892610	0050	2/22/02	247,500	6,420	Y	N
46-2	393590	0088	9/22/03	122,500	7,227	N	N
82-2	276760	3167	7/7/02	125,000	2,081	N	N
82-11	046100	0320	9/11/03	185,000	2,750	N	N
82-11	162330	0135	2/14/02	159,000	2,878	N	N
82-11	162330	1085	10/29/01	140,000	3,000	N	N
82-11	287710	2825	10/27/01	125,000	2,500	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 39

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	431150	0040	10/28/02	172,000	Non Representative Sale-Not Market Range
6	613310	0001	1/8/02	175,000	Related Party, Friend, or Neighbor

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2002 to 12/31/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative regression model was developed for valuing the majority of parcels in area 39. Starting in 9/2003 and ending in 1/2004 our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.2% was achieved. The prior assessment level was 93.1% . The uniformity of assessment also improved as the COV was reduced from 13.64% to 9.46% .

The regression model included the following variables: land value, year built or year renovated, total replacement cost new [RCN], grade, condition, neighborhood code, and finished basement area if the basement grade exceeded 5. It was applicable to houses with grades 7-11, all ages, and all conditions with the exception of “poor” or “fair”. It was not applicable to homes with grades less than 7 or greater than 11, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence. There were five neighborhood codes included in the regression model. A map showing the neighborhood locations is included at the end of this section.

Neighborhood 1 is the Olympic Manor area. This residential neighborhood was developed primarily in the 1950's. Prior to development it had been a golf course. Approximately 77% of the homes have some type of view. The typical house has one story with a basement and has 2,440 square feet of living area. This area is well known for its Christmas light displays during the holiday season at the end of the year. There are 344 homes in neighborhood 1. Olympic Manor has NW 85th Street as its southern border, 24th Avenue NW as the western border, NW 95th Street as the northern border, and 19th Avenue NW and 21st Avenue NW as its eastern border.

Neighborhood 2 is the Sunset Hill area. This area is similar to the area just east of it [Loyal Heights] but its western portion has views of Puget Sound, the Olympic Mountains, and Bainbridge Island. There are numerous highly desirable estate type properties with exceptional views. Over half of the homes were built before 1936. The average living area is 2,120 square feet. There are 528 homes in neighborhood 2. Sunset Hill northern border is NW 89th Street, 32nd Avenue NW is the eastern border, NW 65th Street is the southern border, and Seaview Avenue NW acts as the western border.

Neighborhood 10 is the Blue Ridge area. This area was primarily developed in the late 1940's and extending into the 1950's. Blue Ridge residents have a home owners association that operates a swimming pool and tennis courts. In addition there is a beach area for residents to use.

Over half of the homes have views and the average living area is 2,620 square feet. There are 434 homes in neighborhood 10. The northern border is NW 110th Street, Puget Sound is the western border, NW 100th Street and NW 105th Street are the southern borders, and 15th Avenue NW and 12th Avenue NW are the eastern boundaries.

Neighborhood 11 is the North Beach area. It is located just south of **neighborhood 1** [Blue Ridge]. Compared to Blue Ridge it has slightly newer and smaller homes. Most of the development occurred in the 1940's and ended in the 1960's. There are several steep hillsides throughout neighborhood 11. There is no homeowners association or common areas like there are in Blue Ridge. Over 60% of the homes have views and the average living area is 2,220 square feet. There are 926 homes in neighborhood 11. The northern border is NW 100th Street, Puget Sound the western border, the southern border fluctuates between NW 89th Street, NW 95th Street, and NW 92nd Street, and the eastern border is 15th Avenue NW.

Neighborhood 20 is the Elford Park/Llandover by the Sound/Northwood area. This area has many secluded estates nestled in a park like setting. The average lot size is 37,800 square feet. It is one of the few areas in Seattle where one can live on acreage parcels with a high degree of seclusion. Located just to the north is the prestigious community of "The Highlands". Over 60% of the homes have views and the average living area is 3,330 square feet. There are 136 homes in neighborhood 20. The northern border is NW 135th Street, Puget Sound is the western boundary, NW 145th Street is the northern border, and 3rd Avenue NW is the eastern boundary.

Neighborhood 21 is the Broadview area. Most homes were built in the 1940's to the early 1960's. Averaging 2,100 square feet in total living area, homes in this area are the smallest in area 39. The topography slopes downward from east to west but does not pose any problems to development. Approximately 43% of the parcels have some type of view. There are 776 homes in neighborhood 21. NW 120th Street is the southern border, 12th Avenue NW and 8th Avenue NW are the western boundaries, NW 132nd Street and NW 135th Street are the northern borders, and 3rd Avenue NW is the eastern boundary of neighborhood 21.

Neighborhood 22 is the West Broadview area. This area has many bluff estate parcels with excellent views of Puget Sound. The southern part is surrounded on three sides by Carkeek Park. Sales analysis indicates this area has the highest average sale prices in area 39. The average lot size is 17,300 square feet and the average living area of the homes is 2,730 square feet. There are 183 parcels in neighborhood 22. The northern border is NW 135th Street, Puget Sound is the western border, NW 116th acts as the southern border, and 12th Avenue NW and 8th Avenue NW are the eastern boundaries.

Neighborhood 23 is the Carkeek Park area. This is similar to **neighborhood 21** except it has more greenbelt areas and the topography is more severe. While lot sizes are not large many parcels have a private setting due to the amount of trees and vegetation. The average total living area of a home is 2,130 square feet. There are 233 parcels in neighborhood 23. The southern border is NW 110th Street, Carkeek Park is the western boundary, NW 120th Street is the northern border, and 3rd Avenue NW is the eastern border.

Supplemental models such as cost, cost less depreciation, or adjustments to the regression model were developed by the appraiser to value parcels outside the parameters of the main valuation

formula. Ultimately appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model for Area 39

$$R^2=0.9062$$

Formula

Intercept		2.30152000
+ LN(Baseland/1000)	*	0.41507420
+ LN(TotalRCN/1000)	*	0.33012520
+ If Bldg Grade is '7' then LN(10)	*	-0.02300905
+ If Bldg Grade is '9' then LN(10)	*	0.02681184
+ If Bldg Grade is '10' or '11' then LN(10)	*	0.03803607
+ If Condition is 'Average' then LN(10)	*	-0.02678917
+ If Condition is 'Very Good' then LN(10)	*	0.03747477
+ LN(EXP((2005-Max(YrBuilt, YrRenovate)+1)))	*	-0.06467541
+ If YrBuilt or YrRenovate is less than 1936 then LN(10)	*	0.04867283
+ If YrBuilt or YrRenovate is between 1935 and 1950 then LN(10)	*	0.01295170
+ If YrBuilt or YrRenovate is between 1979 and 2004 then LN(10)	*	0.04568009
+ LN((((Finished Bsmt Grade>5)*(Finished Bsmt))/100)+1)	*	0.02371467
+ If in Neighborhood 1 then LN(10)	*	-0.02762267
+ If in Neighborhood 2 then LN(10)	*	0.03183695
+ If in Neighborhood 10 then LN(10)	*	0.02544784
+ If in Neighborhood 11 then LN(10)	*	0.02024646
+ If in Neighborhood 20 then LN(10)	*	0.08693834
	=	Total

Then EXP(Total)*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grade less than 7 and greater than 11
- Poor or fair condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Neighborhood coding '0'
- Lot Size less than 1,000 square feet

Supplemental Valuation Models for all neighborhoods

- If percent brick is greater than 74 then EMV x 0.98
- If built or renovated in 1977 then EMV x 1.02
- If built or renovated in 1978 then EMV x 1.02
- If built or renovated in 1979 then EMV x 1.02
- If built or renovated in 1980 then EMV x 0.96
- If built or renovated in 1981 then EMV x 0.97
- If built or renovated in 1982 then EMV x 0.97

Supplemental Valuation Models for Blue Ridge and North Beach [neighborhoods 10 & 11]

- If grade 9 and built/renovated from 1950–2003 then EMV x 1.03
- Grades 4-6 homes valued at RCN x 1.0
- Grade 12 homes valued at RCN x 1.3

Supplemental Valuation Model for Sunset Hill [neighborhood 2]

- If grade 9 and built from 1920–1929 then EMV x 1.05

Supplemental Valuation Models for Olympic Manor [neighborhood 1]

- Grade 9 homes valued at EMV x 0.96
- Grade 8 homes valued at EMV x 1.02

Supplemental Valuation Models for Broadview, West Broadview, and Carkeek Park [neighborhoods 21, 22, & 23]

- If grade 9 and built or renovated from 1970–1979 then EMV x 0.94
- If grade 9 and built or renovated from 1950–1959 then EMV x 0.985
- If grade 7, built or renovated from 1950-1959, non view, and percent brick less than 75 then EMV x 1.03
- If grade 8 and built or renovated from 1960-1969 then EMV x 1.02
- If concrete block construction then EMV x 0.95

Supplemental Valuation Models for Sunset Hill, Olympic Manor, Broadview, West Broadview, Carkeek Park, and Elford Park/Llandover by the Sound, Northwood [neighborhoods 1, 2, 20, 21, 22, & 23]

- Grade 6 homes valued at EMV as a grade 7 x 0.85
- Grade 5 homes valued at EMV as a grade 6 x 0.85
- View utilization – Average Puget Sound view - EMV x 1.05

- View utilization – Good Puget Sound view - EMV x 1.08
- View utilization – Excellent Puget Sound view – EMV x 1.10
- Estate lots with grade 10 or higher quality homes, built from 1950-1969, good or excellent Puget Sound views, and in average condition valued at RCN x 1.0
- Estate lots with grade 10 or higher quality homes, built from 1950-1969, good or excellent Puget Sound views, and in good condition valued at RCN x 1.1 to 1.2
- Estate lots with grade 10 or higher quality homes, built or renovated from 1980 to 2004, and with good or excellent Puget Sound views valued at RCN x 1.4 to 1.7
- Estate lots with grade 10 or higher quality homes, built from 1920-1935, very good condition, and with good or excellent Puget Sound views valued at RCN x 1.4 to 1.7
- If located in Northshire plat then EMV x 0.85

Following the application of any supplemental model(s) the values of grade 10 homes in Blue Ridge and North Beach [neighborhoods 10 & 11] were adjusted upward by a factor of 1.04 in order to achieve market value level.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 39

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	086800	0440	07/02	295,000	910	100	7	1947	3	8,340	N	N	10523 13TH AV NW
1	086800	0300	06/03	321,000	1,020	350	7	1946	4	8,340	N	N	10514 13TH AV NW
1	086800	0035	06/03	410,000	1,030	910	7	1946	4	9,000	N	N	1238 NW NORCROSS WY
1	086800	0290	06/02	351,500	1,120	0	7	1946	4	8,340	N	N	10526 13TH AV NW
1	086800	0220	12/03	450,000	1,120	1,120	7	1947	4	7,800	N	N	1318 NW WOODBINE WY
1	086800	0330	07/03	399,000	1,230	0	7	1951	4	8,340	N	N	10515 12TH AV NW
1	361660	0105	02/03	445,000	1,820	0	7	1939	4	17,582	Y	N	13015 12TH AV NW
1	086800	0460	09/03	375,000	1,160	350	8	1947	4	8,340	N	N	10541 13TH AV NW
1	086800	1150	05/02	475,000	1,220	340	8	1939	4	10,660	N	N	10008 VALMAY AV NW
1	263940	0011	11/03	375,000	1,250	0	8	1952	4	7,452	N	N	13221 8TH AV NW
1	086800	0250	02/02	460,000	1,290	400	8	1951	4	7,800	Y	N	1230 NW WOODBINE WY
1	086800	1225	11/03	595,000	1,300	840	8	1950	4	7,800	Y	N	10029 VALMAY AV NW
1	252603	9152	06/03	415,000	1,400	240	8	1955	3	8,700	N	N	10702 12TH AV NW
1	252603	9156	01/03	440,000	1,480	560	8	1958	3	8,315	N	N	10805 12TH AV NW
1	086800	0268	05/02	443,000	1,500	650	8	1958	4	9,850	N	N	10729 12TH AV NW
1	086800	1735	04/03	725,000	1,540	850	8	1949	4	12,480	Y	N	10039 BAYARD AV NW
1	086800	0750	07/02	597,000	1,540	1,270	8	1951	5	10,400	Y	N	10505 15TH AV NW
1	086800	1995	02/02	535,000	1,610	1,400	8	1951	4	10,000	Y	N	10019 RADFORD AV NW
1	086800	2290	07/02	575,000	1,680	400	8	1958	3	12,600	Y	N	10334 BEDFORD CT NW
1	610770	0040	08/02	390,000	1,740	300	8	1956	4	11,466	N	N	10816 12TH AV NW
1	086800	1900	08/02	677,500	1,780	1,000	8	1956	4	7,200	Y	N	10212 BELGROVE CT NW
1	610770	0060	04/03	541,500	1,820	1,000	8	1958	4	10,095	N	N	1100 NW WOODBINE PL
1	620260	0210	02/03	660,000	1,840	1,270	8	1951	4	32,889	Y	N	13900 NORTHWOOD RD NW
1	086800	2005	07/03	743,000	2,030	1,200	8	1941	4	11,200	Y	N	10007 RADFORD AV NW
1	086800	2245	07/03	715,000	2,180	900	8	1940	4	7,360	Y	N	2010 NW BLUE RIDGE DR
1	086800	0145	07/02	385,000	2,640	0	8	1954	4	9,857	N	N	1227 NW NORCROSS WY

**Improved Sales Used In This Physical Inspection Analysis
Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	086800	0280	09/02	470,000	3,230	0	8	1978	3	8,340	N	N	10538 13TH AV NW
1	086800	2260	04/03	620,000	1,250	920	9	1950	3	8,122	Y	N	2032 NW BLUE RIDGE DR
1	086800	2440	02/03	920,000	1,430	1,430	9	1970	5	8,400	Y	N	2434 NW BLUE RIDGE DR
1	086800	2390	01/03	850,000	1,470	1,170	9	1954	4	8,400	Y	N	2356 NW BLUE RIDGE DR
1	085340	0230	05/02	499,950	1,620	840	9	1963	4	11,532	Y	N	12600 BLAKELY PL NW
1	086800	2070	08/03	700,000	1,710	1,600	9	1956	2	10,680	Y	N	10027 RICHWOOD AV NW
1	777280	0100	04/03	497,000	1,760	750	9	1967	4	7,275	N	N	11711 SHORELINE PARK DR NW
1	777280	0140	10/02	375,000	1,820	500	9	1972	3	8,755	N	N	1227 NW 117TH ST
1	086800	1880	07/03	965,000	1,830	1,200	9	1959	5	11,122	Y	N	10205 BELGROVE CT NW
1	086800	1080	09/02	550,000	1,900	1,300	9	1949	4	11,745	N	N	1501 NW BLUE RIDGE DR
1	086800	1750	09/02	688,750	1,920	1,140	9	1948	4	7,440	Y	N	10233 BELGROVE CT NW
1	086800	1335	12/03	687,900	1,950	0	9	1935	5	8,030	N	N	10245 VALMAY AV NW
1	086800	1515	03/03	636,500	1,990	1,820	9	1949	4	12,780	Y	N	1838 NW BLUE RIDGE DR
1	777280	0210	06/02	484,300	2,200	430	9	1976	5	7,544	N	N	11700 SHORELINE PARK DR NW
1	252603	9193	04/03	530,000	2,530	0	9	1998	3	11,383	N	N	12013 A 12TH AV NW
1	085340	0270	05/03	435,000	2,560	0	9	1969	3	9,620	N	N	12630 BLAKELY PL NW
1	252603	9223	12/02	545,000	2,760	0	9	1998	3	10,615	N	N	12013 12TH AV NW
1	086800	0810	04/02	725,000	3,130	1,130	9	1941	3	12,834	Y	N	1520 NW WOODBINE WY
1	085340	0060	12/03	510,000	2,460	0	10	1962	4	12,760	N	N	12621 BLAKELY PL NW
1	437960	0020	05/02	800,000	2,490	390	10	1965	4	53,578	Y	N	14011 ALPINE WY NW
1	230390	0010	04/03	867,500	2,620	0	10	1957	4	71,438	Y	N	950 NW ELFORD DR
1	086800	2210	05/02	869,000	2,680	1,050	10	1981	3	14,371	Y	N	1944 NW BLUE RIDGE DR
1	086800	1945	02/02	1,010,000	3,130	1,000	10	1941	5	9,669	Y	N	10119 RADFORD AV NW
1	242603	9274	06/02	785,000	3,520	0	10	1997	3	19,000	N	N	14305 3RD AV NW
1	944230	0016	11/02	1,935,000	9,690	0	11	1994	3	60,984	Y	Y	1230 NW 121ST ST
1	361660	0006	08/03	2,200,000	4,430	4,110	12	1988	3	199,069	Y	N	13207 11TH AV NW
6	873060	0045	03/03	250,000	540	0	5	1976	4	8,144	N	N	9311 26TH PL NW
6	057900	0415	08/03	390,000	680	300	6	1922	5	5,700	Y	N	2307 NW 99TH ST
6	613260	0695	05/03	427,000	780	800	7	1934	4	6,406	Y	N	9620 26TH AV NW
6	057900	2625	09/03	410,000	930	400	7	1947	4	5,200	Y	N	1938 NW 96TH ST

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Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	046400	0654	12/03	340,000	1,000	320	7	1947	4	5,610	N	N	2811 NW 92ND ST
6	046400	1252	06/03	315,000	1,030	530	7	1953	3	7,455	N	N	8924 30TH AV NW
6	565610	0040	12/03	395,000	1,090	720	7	1954	4	7,000	Y	N	9209 24TH AV NW
6	565610	0185	10/02	379,000	1,100	490	7	1955	4	5,000	Y	N	9202 26TH AV NW
6	057900	1605	02/02	385,000	1,110	550	7	1941	5	5,000	Y	N	1928 NW 97TH ST
6	352603	9056	05/02	480,000	1,140	720	7	1996	3	5,424	Y	N	3021 NW 95TH ST
6	613260	0100	07/03	400,000	1,150	800	7	1950	4	5,879	Y	N	2406 NW NEPTUNE PL
6	613260	0265	05/03	390,000	1,160	760	7	1957	4	5,250	Y	N	2615 NW NORTH BEACH DR
6	444130	0370	03/03	415,000	1,200	310	7	1939	3	8,010	Y	N	9108 VIEW AV NW
6	352603	9214	08/03	390,000	1,240	710	7	1973	4	7,250	Y	N	9110 31ST AV NW
6	046400	1091	09/02	348,500	1,290	800	7	1961	4	5,916	N	N	2822 NW 90TH PL
6	613260	0594	07/03	423,000	1,320	580	7	1960	4	5,867	Y	N	9541 25TH AV NW
6	613260	0320	04/02	330,000	1,420	300	7	1927	4	5,250	N	N	2615 NW 98TH ST
6	267560	0008	03/02	270,000	1,420	0	7	1945	3	9,100	N	N	9509 15TH AV NW
6	057900	0350	08/02	539,000	1,460	600	7	1932	4	7,800	Y	N	2326 NW 99TH ST
6	352603	9098	06/03	316,500	1,470	750	7	1948	3	7,472	N	N	9109 24TH AV NW
6	352603	9183	05/03	561,000	1,550	780	7	1926	4	6,215	Y	N	3018 NW 94TH ST
6	565610	0235	04/02	350,000	1,660	240	7	1959	3	5,000	N	N	9228 26TH AV NW
6	046400	0996	08/03	307,500	1,690	0	7	1963	3	6,630	N	N	2854 NW 90TH PL
6	444130	0405	05/02	390,000	980	980	8	1928	4	6,487	Y	N	9201 CYRUS AV NW
6	638300	0090	05/02	288,500	1,000	0	8	1955	4	6,881	Y	N	8602 21ST AV NW
6	444130	0395	12/03	543,000	1,120	0	8	1939	4	6,487	Y	N	9215 CYRUS AV NW
6	638300	0435	06/02	353,000	1,140	900	8	1955	5	7,036	N	N	2212 NW 87TH ST
6	607350	0080	07/02	380,000	1,140	610	8	1951	4	7,875	Y	N	9256 25TH AV NW
6	444130	0480	09/02	413,000	1,180	0	8	1958	4	8,537	Y	N	9202 ALVIN PL NW
6	057900	3790	06/02	388,000	1,190	580	8	1950	4	5,000	Y	N	2317 NW 95TH ST
6	352603	9152	09/03	400,000	1,210	400	8	1956	4	7,280	Y	N	9126 31ST AV NW
6	058600	0010	08/03	435,000	1,210	600	8	1966	3	7,800	Y	N	9624 22ND CT NW
6	057900	1390	09/03	390,000	1,220	300	8	1940	4	12,420	N	N	1732 NW 97TH ST
6	638350	0220	10/03	450,000	1,230	1,090	8	1955	4	7,800	Y	N	1915 NW 90TH ST

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Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	3175	09/03	440,000	1,250	500	8	1954	4	5,720	Y	N	1941 NW 96TH ST
6	281810	0285	05/03	580,000	1,250	1,100	8	1941	4	18,461	Y	N	9520 31ST AV NW
6	281860	0105	09/03	439,500	1,250	320	8	1931	5	5,500	N	N	9521 27TH AV NW
6	873060	0005	05/02	339,500	1,260	710	8	1947	4	6,820	N	N	2619 NW 95TH ST
6	352603	9046	09/03	435,000	1,280	840	8	1941	4	5,876	Y	N	3019 NW 95TH ST
6	352603	9153	02/03	389,950	1,280	210	8	1956	3	10,230	Y	N	9214 26TH PL NW
6	352603	9101	04/02	391,000	1,340	990	8	1959	4	6,120	N	N	9210 28TH AV NW
6	281910	0031	12/02	406,000	1,350	1,320	8	1949	3	6,240	Y	N	3110 NW 94TH ST
6	638300	0695	03/02	325,000	1,350	0	8	1956	4	6,500	N	N	8702 JONES AV NW
6	607350	0005	10/03	487,500	1,350	650	8	1955	4	5,000	Y	N	9257 24TH AV NW
6	057900	3645	03/03	482,000	1,360	920	8	1941	4	7,800	Y	N	2338 NW 95TH ST
6	565610	0125	11/03	437,500	1,360	380	8	1999	3	3,314	N	N	9229 25TH AV NW
6	057900	1920	06/03	585,000	1,420	900	8	1958	4	5,300	Y	N	2309 NW 98TH ST
6	638300	0160	11/02	320,000	1,420	0	8	1954	4	6,009	Y	N	8703 21ST AV NW
6	638300	0445	01/03	400,000	1,440	810	8	1956	4	6,000	Y	N	8714 23RD AV NW
6	638300	0535	08/03	490,000	1,440	640	8	1956	5	8,293	Y	N	8903 23RD AV NW
6	638350	0125	01/02	379,950	1,500	350	8	1958	4	7,245	N	N	9212 20TH AV NW
6	057900	1955	06/02	533,800	1,510	450	8	1958	4	6,700	Y	N	2329 NW 98TH ST
6	057900	0631	04/03	555,000	1,520	980	8	1958	4	5,408	Y	N	2121 NW 99TH ST
6	046400	0350	02/02	526,000	1,530	1,300	8	1950	4	5,100	Y	N	2812 NW 93RD ST
6	613310	0125	09/03	438,700	1,540	870	8	1965	4	9,668	Y	N	2602 NW 97TH ST
6	638300	0805	10/03	303,000	1,550	0	8	1956	4	7,274	N	N	8615 JONES AV NW
6	057900	3800	04/02	705,000	1,560	910	8	1984	4	5,242	Y	N	2329 NW 95TH ST
6	046400	0388	08/02	390,000	1,570	630	8	1993	3	3,060	N	N	2805 NW 93RD ST
6	813870	0010	09/02	413,500	1,570	900	8	1951	4	7,840	Y	N	9511 18TH PL NW
6	281810	0290	09/02	512,000	1,580	450	8	1954	3	9,251	Y	N	2805 NW GOLDEN DR
6	057900	1715	06/03	570,000	1,600	750	8	1969	3	6,000	Y	N	2107 NW 98TH ST
6	613260	0464	01/03	507,000	1,610	1,000	8	1957	4	9,750	N	N	2635 NW 96TH ST
6	638350	0575	04/02	450,000	1,610	1,590	8	1956	4	6,001	Y	N	9011 22ND AV NW
6	057900	2365	08/03	569,250	1,620	830	8	1961	4	6,000	Y	N	2135 NW 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	613260	0400	09/03	428,000	1,640	1,060	8	1956	4	5,250	N	N	2613 NW 97TH ST
6	638350	0115	07/02	390,950	1,650	0	8	1960	4	7,281	N	N	9226 20TH AV NW
6	638350	0115	07/03	436,000	1,650	0	8	1960	4	7,281	N	N	9226 20TH AV NW
6	813870	0005	04/02	380,000	1,650	500	8	1950	4	7,840	Y	N	9517 18TH PL NW
6	057900	3280	04/03	455,500	1,680	880	8	1984	3	7,800	N	N	1916 NW 95TH ST
6	638300	0040	07/03	527,000	1,700	900	8	1954	4	7,380	Y	N	8714 21ST AV NW
6	638300	0830	08/02	349,950	1,770	0	8	1958	4	9,961	N	N	2321 NW 86TH ST
6	057900	0590	11/02	506,000	1,800	0	8	1930	4	5,400	Y	N	9807 23RD AV NW
6	057900	3140	06/02	386,000	1,810	0	8	1994	3	5,200	N	N	1925 NW 96TH ST
6	638300	0085	09/02	363,750	1,890	0	8	1954	5	10,561	N	N	8612 21ST AV NW
6	613310	0170	09/03	495,000	2,030	0	8	1987	3	3,462	N	N	2430 NW NORTH BEACH DR
6	444130	0325	05/02	490,000	2,080	1,000	8	1984	3	12,100	N	N	9025 CYRUS AV NW
6	613310	0077	02/02	455,000	2,100	700	8	1997	3	5,400	N	N	9625 26TH AV NW
6	444130	0146	08/03	682,000	2,120	740	8	1933	5	7,951	Y	N	9021 VIEW AV NW
6	444130	0180	06/02	715,000	2,310	320	8	2002	4	15,000	Y	N	9055 VIEW AV NW
6	444130	0220	04/03	799,000	2,390	460	8	1954	5	12,000	Y	N	9221 VIEW AV NW
6	281810	0110	01/02	435,000	2,650	680	8	1949	5	9,000	N	N	9611 29TH AV NW
6	352603	9076	12/02	745,000	2,670	1,280	8	1942	5	5,650	Y	N	3023 NW 95TH ST
6	613310	0015	02/02	532,200	3,440	700	8	1939	5	21,564	Y	N	9802 MARMOUNT DR NW
6	352603	9086	08/03	535,000	1,060	900	9	1957	4	12,960	N	N	9110 27TH AV NW
6	281810	0030	02/03	625,000	1,260	710	9	1940	4	11,250	Y	N	2922 NW ESPLANADE
6	638350	0200	05/02	415,000	1,330	700	9	1955	4	7,500	Y	N	1906 NW 90TH ST
6	638350	0160	12/02	435,000	1,390	770	9	1954	4	7,500	Y	N	2009 NW 92ND ST
6	638320	0030	05/02	448,500	1,510	750	9	1958	4	7,927	Y	N	8735 JONES AV NW
6	638300	0465	01/03	460,000	1,530	900	9	1956	4	6,000	Y	N	8738 23RD AV NW
6	638300	0330	05/02	405,000	1,590	1,110	9	1955	5	8,886	Y	N	8505 21ST AV NW
6	046400	0070	11/03	675,000	1,600	670	9	2003	3	2,550	Y	N	2826 NW 94TH ST
6	613310	0115	09/02	565,000	1,610	1,200	9	1952	5	11,737	N	N	2602 NW 98TH ST
6	638350	0015	06/03	545,000	1,680	880	9	1954	4	9,879	Y	N	9332 21ST AV NW
6	613260	0530	10/03	500,000	1,690	900	9	1973	3	21,000	N	N	2642 NW 95TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	638350	0675	04/02	505,000	1,690	980	9	1957	4	7,853	Y	N	9307 23RD AV NW
6	638300	0495	12/03	450,000	1,710	920	9	1956	4	6,000	Y	N	8932 23RD AV NW
6	638350	0475	03/02	420,000	1,740	670	9	1957	4	7,322	Y	N	2208 NW 93RD ST
6	046400	0360	08/02	569,950	1,850	380	9	2002	3	5,100	Y	N	2808 NW 93RD ST
6	057900	1820	03/03	599,000	1,950	1,330	9	1953	3	5,000	Y	N	2142 NW 97TH ST
6	057900	2620	08/03	619,000	2,020	610	9	2002	3	2,600	Y	N	1940 NW 96TH ST
6	638350	0715	05/03	433,000	2,130	360	9	1967	3	6,311	Y	N	2302 NW 91ST ST
6	057900	3945	05/02	720,000	2,140	0	9	1994	3	5,000	Y	N	2145 NW 95TH ST
6	057900	0425	01/02	589,950	2,150	900	9	1979	3	5,700	Y	N	2315 NW 99TH ST
6	057900	2385	10/03	693,000	2,160	900	9	1949	4	7,300	Y	N	2151 NW 97TH ST
6	613260	0690	01/03	569,000	2,310	940	9	1995	3	5,000	N	N	9610 26TH AV NW
6	444130	0371	07/02	880,000	2,350	900	9	2002	3	6,700	Y	N	9104 VIEW AV NW
6	057900	2165	12/03	944,000	2,390	1,780	9	2000	3	7,800	Y	N	2333 NW 97TH ST
6	444130	0196	09/03	670,000	2,420	850	9	1978	4	16,172	Y	N	9133 VIEW AV NW
6	046400	0770	08/03	590,000	2,550	0	9	1990	3	5,100	N	N	9100 30TH AV NW
6	057900	1880	04/02	655,000	2,570	1,410	9	1991	3	7,500	Y	N	2110 NW 97TH ST
6	046400	0910	08/03	720,000	2,790	860	9	2003	3	6,028	Y	N	2807 NW 91ST ST
6	046400	0895	08/03	694,500	2,820	930	9	2003	3	6,323	Y	N	2803 NW 91ST ST
6	444130	0215	11/02	985,000	2,860	0	9	1924	5	20,500	Y	N	9215 VIEW AV NW
6	281810	0340	02/03	890,000	2,870	500	9	1963	3	15,025	Y	N	2855 NW GOLDEN DR
6	046400	0870	07/03	784,950	3,130	1,160	9	2003	3	5,100	Y	N	2808 NW 91ST ST
6	444480	0010	12/02	794,500	1,540	890	10	1988	3	6,472	Y	N	3228 NW ESPLANADE
6	281810	0015	07/03	900,000	2,070	0	10	1991	3	11,250	Y	N	2900 NW ESPLANADE
6	281810	0265	11/03	808,000	2,620	710	10	1978	3	8,087	Y	N	9553 31ST AV NW
6	638390	0060	03/03	825,000	2,740	1,460	10	1966	4	13,735	Y	N	9277 20TH AV NW
6	444130	0300	02/03	1,500,000	2,840	1,500	10	1933	4	32,595	N	N	9017 LOYAL AV NW
6	057900	3320	06/02	950,000	2,860	0	10	1996	3	5,000	Y	N	2103 NW 96TH ST
6	444130	0170	03/02	1,018,000	2,040	1,070	11	1990	3	11,857	Y	N	9043 VIEW AV NW
6	638350	0305	01/02	825,000	2,920	1,380	11	1983	3	9,467	Y	N	9330 22ND AV NW
9	808240	0016	03/03	317,000	1,030	0	7	1925	5	4,301	N	N	7215 32ND AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	787050	0050	12/03	400,000	1,050	0	7	1924	5	5,160	Y	N	6603 34TH AV NW
9	767730	0055	03/02	385,000	1,100	0	7	1927	4	4,368	Y	N	6827 35TH AV NW
9	808240	0010	04/02	295,000	1,130	0	7	1923	4	4,301	N	N	3215 NW 73RD ST
9	048600	0055	03/03	415,000	1,210	780	7	1924	4	6,000	Y	N	3305 NW 67TH ST
9	341360	0020	05/02	320,000	1,300	0	7	1993	3	5,000	N	N	3219 NW 70TH ST
9	047200	0610	07/03	375,000	1,300	400	7	1941	4	4,750	N	N	7511 33RD AV NW
9	787050	0020	12/02	440,000	1,600	270	7	1925	4	4,040	Y	N	6604 34TH AV NW
9	767730	0030	06/02	410,000	1,880	600	7	1927	4	4,500	Y	N	6812 35TH AV NW
9	787050	0015	04/03	490,000	1,930	600	7	1919	5	4,040	Y	N	6610 34TH AV NW
9	808190	0200	10/02	405,000	1,930	0	7	1926	5	4,600	N	N	7117 32ND AV NW
9	048600	0043	07/02	322,000	1,980	0	7	1906	5	6,368	N	N	6511 32ND AV NW
9	808190	0155	04/03	470,000	2,170	0	7	1927	5	5,375	Y	N	7106 35TH AV NW
9	047200	0115	02/03	325,000	1,160	700	8	1947	4	2,824	N	N	7705 32ND AV NW
9	808240	0135	05/02	344,800	1,230	120	8	1942	4	4,808	N	N	3221 NW 75TH ST
9	048600	0024	05/03	419,000	1,240	940	8	1948	4	4,560	N	N	3217 NW 67TH ST
9	047200	0140	02/02	348,000	1,270	0	8	1949	4	4,500	Y	N	7708 33RD AV NW
9	867440	0120	12/03	435,000	1,420	1,000	8	1941	4	6,640	N	N	8008 33RD AV NW
9	808190	0206	03/02	395,000	1,530	0	8	1929	5	5,060	N	N	7103 32ND AV NW
9	048600	0346	04/03	560,000	1,560	1,160	8	1959	4	5,000	Y	N	3414 NW 68TH ST
9	637750	0036	07/02	475,000	1,600	0	8	1929	4	4,970	Y	N	6702 34TH AV NW
9	047200	0210	11/02	390,600	1,610	0	8	1929	4	3,300	N	N	7740 33RD AV NW
9	808190	0165	06/02	485,000	1,630	830	8	1940	5	4,600	Y	N	3315 NW 72ND ST
9	048600	0310	08/02	495,000	1,640	310	8	1982	3	4,500	N	N	3415 NW 70TH ST
9	048600	0475	05/03	429,950	1,700	0	8	1938	5	7,280	N	N	6514 36TH AV NW
9	808240	0065	03/02	519,000	1,760	530	8	1959	5	4,813	N	N	7316 34TH AV NW
9	047200	0500	11/02	440,000	1,760	680	8	2000	3	2,375	N	N	7552 33RD AV NW
9	047200	0220	11/02	399,950	1,760	0	8	1929	5	3,300	N	N	7744 33RD AV NW
9	047200	0180	02/03	515,000	1,830	540	8	1946	5	5,000	N	N	7726 33RD AV NW
9	047200	0230	11/02	450,000	1,830	300	8	1929	5	3,300	N	N	7748 33RD AV NW
9	808240	0041	03/02	525,000	2,010	350	8	1984	3	4,278	Y	N	3311 NW 73RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	047200	0495	03/03	445,000	1,370	100	9	1929	4	3,262	N	N	7550 33RD AV NW
9	047200	0485	10/03	457,000	1,450	240	9	1929	4	3,563	N	N	7546 33RD AV NW
9	047200	0475	05/03	490,000	1,490	600	9	1929	4	3,563	N	N	7542 33RD AV NW
9	048600	0540	04/02	670,000	1,560	1,060	9	1952	4	7,630	Y	N	6727 36TH AV NW
9	048600	0087	04/03	507,450	1,920	790	9	2002	3	5,470	N	N	3214 NW 67TH ST
9	775560	0070	11/02	450,000	1,920	0	9	1975	3	8,042	Y	N	6821 STANTON PL NW
9	637750	0005	05/03	700,000	2,130	0	9	1929	5	8,280	Y	N	6734 34TH AV NW
9	048600	0085	02/02	590,000	2,200	770	9	2001	3	5,000	N	N	3216 NW 67TH ST
9	867440	0036	02/02	870,000	2,200	500	9	1925	5	16,719	Y	N	8343 32ND AV NW
9	808240	0112	02/03	599,950	2,240	940	9	2002	3	4,010	N	N	3200 NW 73RD ST
9	047200	0290	07/02	530,000	2,420	0	9	2002	3	4,750	N	N	7545 32ND AV NW
9	808240	0110	01/03	616,000	2,580	1,210	9	2002	3	4,593	N	N	3206 NW 73RD ST
14	891050	0441	02/03	245,000	1,160	780	6	1917	4	11,140	N	N	345 NW 112TH ST
14	093000	0430	09/02	240,000	1,290	0	6	1921	4	6,272	Y	N	12014 7TH AV NW
14	093000	0255	02/02	233,000	910	0	7	1940	3	7,680	N	N	12038 4TH AV NW
14	228150	0075	10/03	305,000	1,000	0	7	1947	4	8,100	N	N	11726 4TH AV NW
14	092300	0270	09/03	258,000	1,020	0	7	1948	4	8,155	N	N	13221 3RD AV NW
14	764040	0126	03/02	258,000	1,030	0	7	1953	3	8,100	N	N	12740 11TH AV NW
14	093000	0305	01/03	269,000	1,060	560	7	1950	3	7,680	N	N	12041 3RD AV NW
14	093000	0310	06/02	215,000	1,090	0	7	1939	3	8,320	N	N	12055 3RD AV NW
14	112400	0065	10/03	299,500	1,100	300	7	1951	3	8,100	N	N	12245 11TH AV NW
14	391840	0125	10/03	363,000	1,110	860	7	1951	5	10,031	N	N	11502 4TH AV NW
14	093300	0045	09/02	316,000	1,170	250	7	1948	5	7,680	N	N	12710 6TH AV NW
14	093000	0334	07/03	324,000	1,240	800	7	1947	3	7,620	N	N	12010 6TH AV NW
14	891050	0487	02/02	282,599	1,260	0	7	1947	4	7,200	N	N	324 NW 110TH ST
14	112700	0070	12/02	259,950	1,280	0	7	1953	3	6,420	N	N	12026 10TH AV NW
14	092300	0465	01/03	350,000	1,290	0	7	1929	5	7,680	N	N	13014 7TH AV NW
14	092300	0135	01/02	260,000	1,370	0	7	1963	3	11,510	N	N	13230 6TH AV NW
14	093300	0063	05/02	269,000	1,440	0	7	1948	4	7,680	N	N	12717 4TH AV NW
14	754230	0030	04/02	379,500	1,490	0	7	1944	5	8,840	Y	N	12712 7TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	391840	0121	05/03	279,950	1,530	0	7	1951	3	7,440	N	N	309 NW 117TH ST
14	228150	0080	11/03	305,000	1,600	0	7	1947	4	8,100	Y	N	11732 4TH AV NW
14	092300	0146	01/03	279,000	1,760	0	7	1952	3	7,037	N	N	13214 6TH AV NW
14	252603	9038	05/02	330,000	1,890	0	7	1957	3	8,040	Y	N	12001 8TH AV NW
14	276100	0030	10/02	349,000	1,930	0	7	1955	4	6,930	N	N	603 NW 126TH PL
14	228150	0065	02/02	290,750	1,980	0	7	1947	4	8,100	N	N	11714 4TH AV NW
14	299480	0020	06/02	269,500	990	0	8	1948	4	8,840	N	N	12743 3RD AV NW
14	093000	0245	11/03	394,000	1,060	580	8	1941	4	7,680	Y	N	12046 4TH AV NW
14	093000	0285	10/02	271,700	1,070	0	8	1953	4	7,620	N	N	12001 3RD AV NW
14	092300	0559	07/02	367,000	1,080	290	8	1949	4	7,680	Y	N	13015 7TH AV NW
14	764090	0005	07/02	265,000	1,130	0	8	1955	3	8,100	N	N	12527 11TH AV NW
14	891050	0471	06/03	290,000	1,140	0	8	1954	3	7,785	N	N	504 NW PUGET DR
14	764090	0065	04/02	300,000	1,240	0	8	1959	3	8,151	N	N	12515 10TH AV NW
14	093000	0210	08/02	357,500	1,250	170	8	1946	4	7,680	Y	N	12202 4TH AV NW
14	252603	9051	12/02	389,000	1,300	420	8	1973	5	6,400	N	N	12221 9TH AV NW
14	603740	0015	10/02	320,000	1,300	930	8	1951	4	8,160	N	N	12547 4TH AV NW
14	761120	0170	08/03	402,040	1,320	700	8	1941	4	10,513	N	N	833 NW 120TH ST
14	093000	0289	10/02	349,000	1,350	450	8	1951	3	7,620	N	N	12015 3RD AV NW
14	754230	0090	03/03	395,000	1,370	820	8	1955	4	7,260	Y	N	12726 8TH AV NW
14	252603	9086	04/03	411,200	1,380	400	8	1947	4	8,738	Y	N	12261 8TH AV NW
14	093000	0120	02/02	388,000	1,400	1,170	8	1964	3	6,400	Y	N	421 NW 125TH ST
14	252603	9194	12/02	330,000	1,430	500	8	1973	3	7,324	Y	N	12202 9TH AV NW
14	761120	0235	07/03	374,950	1,440	1,160	8	1948	4	12,917	N	N	833 NW 116TH ST
14	889850	0015	06/02	363,000	1,500	880	8	1956	3	21,070	N	N	11702 8TH AV NW
14	228760	0091	06/03	350,000	1,500	1,200	8	1959	4	8,300	N	N	12546 4TH AV NW
14	361960	0025	10/03	443,000	1,500	900	8	1951	4	9,000	Y	N	13039 8TH AV NW
14	276120	0010	09/03	325,000	1,510	0	8	1956	4	7,752	N	N	417 NW 127TH ST
14	242603	9107	11/02	340,000	1,520	1,100	8	1959	3	7,200	N	N	12524 10TH AV NW
14	754230	0074	05/03	523,100	1,540	760	8	1956	4	9,720	Y	N	12719 7TH AV NW
14	754230	0070	05/02	495,000	1,540	970	8	1948	4	8,840	Y	N	12739 7TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	252603	9067	06/03	399,950	1,580	650	8	1960	3	7,124	N	N	12205 7TH AV NW
14	092300	0398	08/02	315,500	1,580	0	8	1992	3	8,233	N	N	13002 6TH AV NW
14	093000	0080	04/02	398,000	1,610	840	8	1972	3	8,296	Y	N	12202 7TH AV NW
14	242603	9246	05/02	360,000	1,620	900	8	1962	4	6,500	N	N	12712 4TH AV NW
14	764040	0300	10/02	310,000	1,670	0	8	1952	3	8,100	N	N	12545 11TH AV NW
14	252603	9120	04/02	432,500	1,680	1,000	8	1956	4	6,048	Y	N	809 NW 122ND ST
14	361960	0015	09/02	420,000	1,760	1,100	8	1951	4	9,000	Y	N	13025 8TH AV NW
14	093300	0055	04/02	429,950	1,770	1,280	8	1948	4	7,680	Y	N	12703 4TH AV NW
14	603740	0040	05/03	391,000	1,780	0	8	1962	5	8,160	N	N	12513 4TH AV NW
14	764040	0240	12/03	299,950	1,920	0	8	1955	4	6,045	N	N	12704 12TH AV NW
14	093000	0151	11/02	425,000	1,930	1,570	8	1960	4	7,680	Y	N	12211 4TH AV NW
14	761120	0165	12/02	394,000	2,050	0	8	1952	5	18,430	N	N	11824 9TH AV NW
14	242603	9124	11/02	360,000	2,190	120	8	1985	3	8,160	Y	N	314 NW 127TH ST
14	092300	0375	12/02	405,000	2,220	0	8	1948	5	8,160	N	N	13044 6TH AV NW
14	763990	0160	03/02	485,000	1,640	1,150	9	1954	4	8,750	Y	N	12733 9TH AV NW
14	361960	0070	08/03	550,000	1,650	1,280	9	1952	3	14,334	Y	N	823 NW 132ND ST
14	889400	0055	02/03	544,500	1,670	1,300	9	1952	4	14,890	Y	N	11515 6TH AV NW
14	361960	0125	02/02	475,000	1,670	1,380	9	1954	4	13,784	Y	N	13051 9TH AV NW
14	889400	0050	10/02	613,000	1,680	1,690	9	1953	5	13,916	Y	N	11527 6TH AV NW
14	228760	0065	06/03	380,000	1,770	0	9	1961	4	8,280	N	N	12514 4TH AV NW
14	135520	0050	02/03	413,000	1,820	450	9	1971	4	10,368	N	N	631 NW 114TH PL
14	135520	0120	04/03	406,500	1,940	500	9	1971	4	10,193	N	N	652 NW 114TH PL
14	761120	0136	02/03	435,000	1,940	0	9	1967	4	9,750	N	N	815 NW 120TH ST
14	260770	0025	11/02	442,500	1,970	700	9	1955	4	9,459	Y	N	11530 6TH AV NW
14	242603	9111	07/02	620,000	2,200	910	9	1991	3	7,528	Y	N	12515 9TH AV NW
14	763990	0030	11/02	550,000	2,280	610	9	1951	4	8,750	Y	N	12717 8TH AV NW
14	252603	9139	07/03	596,001	2,330	940	9	1961	5	9,627	Y	N	12050 8TH AV NW
14	761120	0205	01/02	464,000	2,400	220	9	1944	5	10,392	Y	N	703 NW 116TH ST
14	619000	0110	07/02	460,000	2,460	1,000	9	1963	4	9,608	N	N	13547 SHERMAN RD NW
14	361960	0104	09/03	499,000	2,600	0	9	1940	4	7,500	Y	N	13011 9TH AV NW

***Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	260770	0050	03/02	619,000	2,640	750	9	1959	5	11,309	Y	N	11501 4TH AV NW
14	763990	0040	08/02	685,000	2,970	1,140	9	1972	4	8,786	Y	N	12701 8TH AV NW
14	619000	0040	04/03	433,500	3,260	0	9	1961	4	9,435	N	N	13504 SHERMAN RD NW
14	754230	0050	11/03	690,000	4,680	0	9	1989	3	8,840	Y	N	12738 7TH AV NW
14	092300	0450	08/02	682,000	1,930	1,040	10	1988	3	7,680	Y	N	13028 7TH AV NW
14	092300	0280	06/03	660,000	2,090	0	10	1997	3	8,154	N	N	13227 3RD AV NW
14	092300	0014	09/03	535,000	2,760	0	10	1990	3	13,517	N	N	13262 8TH AV NW

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	085340	0060	12/03	510,000	Relocation Sale-Sale to Service
1	085340	0070	7/03	426,000	Imp Characteristics Changed Since Sale
1	085340	0270	1/03	329,000	Forced Sale
1	086800	1285	2/03	370,000	Remodel before Sale-Characteristics updated after Sale
1	086800	1550	5/02	2,000,000	Imp Characteristics Changed Since Sale
1	086800	1670	4/02	525,000	Non-Representative Sale-Not Market Range
1	086800	1910	8/02	150,000	Non-Representative Sale-Not Market Range
1	086800	2134	4/03	2,200,000	Multiple Parcel Sale
1	086800	2155	4/03	2,200,000	Multiple Parcel Sale
1	086800	2356	6/02	765,000	Imp Characteristics Changed Since Sale
1	230390	0045	6/02	2,295,000	Imp Characteristics Changed Since Sale
1	230390	0095	3/03	183,760	Corporate Affiliates
1	242603	9229	6/03	1,600,000	Imp Characteristics Changed Since Sale
1	252603	9152	6/02	180,000	Quit Claim Deed
1	252603	9209	5/03	210,000	Teardown Sale
1	361660	0105	8/02	400,000	Imp Characteristics Changed Since Sale
1	361660	0115	5/02	66,630	Partial Interest
1	437960	0045	10/03	740,000	Non-Representative Sale-Not Market Range
1	620260	0010	9/02	890,000	Imp Characteristics Changed Since Sale
1	620260	0280	10/02	1,075,000	Imp Characteristics Changed Since Sale
6	046400	0065	4/03	400,000	Remodel before Sale-Characteristics updated after Sale
6	046400	0095	1/03	247,091	Related Party, Friend, or Neighbor
6	046400	0095	4/02	345,000	Imp Characteristics Changed Since Sale
6	046400	0095	10/03	590,000	Remodel before Sale-Characteristics updated after Sale
6	046400	0870	3/02	252,000	Teardown Sale
6	046400	1020	10/02	310,000	Remodel before Sale-Characteristics updated after Sale
6	046400	1025	10/02	132,500	Non-Representative Sale-Not Market Range
6	046400	1105	1/03	229,950	Teardown Sale
6	057900	0105	5/02	635,000	Imp Characteristics Changed Since Sale
6	057900	0850	1/03	750,000	Multiple Parcel Sale
6	057900	0980	1/03	750,000	Multiple Parcel Sale
6	057900	0990	1/03	750,000	Multiple Parcel Sale
6	057900	1720	7/03	500,000	No Market Exposure
6	057900	1760	2/02	549,000	Sale to Tenant
6	057900	1820	9/02	30,000	No Market Exposure
6	057900	2165	11/03	944,000	Relocation Sale-Sale to Service
6	057900	2245	12/03	160,000	No Market Exposure
6	057900	2245	12/03	399,500	Segregation or Merger Since Sale
6	057900	2840	7/03	240,820	No Market Exposure
6	057900	3108	7/02	215,000	Teardown Sale
6	057900	3108	9/03	550,000	Remodel before Sale-Characteristics updated after Sale

Improved Sales Removed From This Physical Inspection Analysis

Area 39

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	057900	3149	12/02	220,000	Related Party, Friend, or Neighbor
6	057900	3875	5/03	450,000	Remodel before Sale-Characteristics updated after Sale
6	267560	0037	7/02	350,000	Imp Characteristics Changed Since Sale
6	281860	0025	5/02	375,000	Quit Claim Deed
6	281860	0060	9/03	414,500	Non-Representative Sale-Not Market Range
6	281910	0030	11/02	85,000	Partial Interest
6	352603	9086	8/03	535,000	Relocation Sale-Sale to Service
6	352603	9157	3/03	525,000	Bankruptcy-Receiver or Trustee
6	431150	0030	10/02	585,000	Non-Representative Sale-Not Market Range
6	431150	0030	10/02	585,000	Relocation Sale-Sale to Service
6	444130	0160	1/03	550,000	Non-Representative Sale-Not Market Range
6	444130	0220	3/02	690,000	Imp Characteristics Changed Since Sale
6	444130	0250	8/03	360,000	Non-Representative Sale-Not Market Range
6	444130	0520	9/02	890,000	Multiple Parcel Sale
6	444130	0520	4/03	938,000	Multiple Parcel Sale
6	444130	0527	9/02	890,000	Multiple Parcel Sale
6	444130	0527	4/03	938,000	Multiple Parcel Sale
6	444480	0031	2/02	134,000	Partial Interest
6	607350	0100	11/02	337,500	Non-Representative Sale-Not Market Range
6	607350	0100	11/02	337,500	Relocation Sale-Sale to Service
6	613260	0360	10/02	275,000	Imp Characteristics Changed Since Sale
6	613260	0360	11/03	460,000	Remodel before Sale-Characteristics updated after Sale
6	613260	0365	1/03	185,000	Teardown Sale
6	613260	0365	12/03	707,000	Remodel before Sale-Characteristics updated after Sale
6	613260	0685	3/03	385,000	Remodel before Sale-Characteristics updated after Sale
6	638300	0545	10/03	545,000	Imp Characteristics Changed Since Sale
6	638300	0810	8/02	30,500	Forced Sale
6	638320	0005	4/03	522,500	Remodel before Sale-Characteristics updated after Sale
6	638350	0020	6/02	447,000	No Market Exposure
6	638350	0240	12/03	459,000	Imp Characteristics Changed Since Sale
6	638350	0460	10/02	591,000	Remodel before Sale-Characteristics updated after Sale
6	638350	0490	12/03	510,000	Remodel before Sale-Characteristics updated after Sale
6	638350	0495	4/02	435,000	Non-Representative Sale-Not Market Range
6	638350	0625	10/02	438,500	Remodel before Sale-Characteristics updated after Sale
6	638350	0635	3/02	410,000	Imp Characteristics Changed Since Sale
6	799720	0120	6/02	280,000	Imp Characteristics Changed Since Sale
9	047200	0365	6/03	396,000	Remodel before Sale-Characteristics updated after Sale
9	047200	0625	4/02	240,000	Related Party, Friend, or Neighbor
9	048600	0035	4/03	240,000	Non-Representative Sale-Not Market Range
9	048600	0202	9/02	137,450	Partial Interest
9	048600	0310	8/02	495,000	Relocation Sale-Sale to Service
9	048600	0333	10/02	431,500	Imp characteristics Changed Since Sale
9	048600	0494	3/02	900,000	Multiple Parcel Sale
9	048600	0508	3/02	900,000	Multiple Parcel Sale

Improved Sales Removed From This Physical Inspection Analysis

Area 39

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	048600	0561	3/03	578,000	Remodel before Sale-Characteristics updated after Sale
9	341360	0010	7/03	390,000	Imp Characteristics Changed Since Sale
9	444130	0005	12/02	1,800,000	Multiple Parcel Sale
9	444130	0020	12/02	1,800,000	Multiple Parcel Sale
9	444130	0075	7/03	268,218	Forced Sale
9	444130	0075	11/03	270,000	Forced Sale
9	808190	0115	11/03	720,000	Imp Characteristics Changed Since Sale
9	808240	0015	5/02	400,000	Remodel before Sale-Characteristics updated after Sale
9	808240	0015	4/02	400,000	Relocation Sale-Sale to Service
9	808240	0155	12/03	99,000	Non-Representative Sale-Not Market Range
9	808240	0182	2/03	476,850	Teardown Sale
14	092300	0030	7/03	650,000	Multiple Parcel Sale
14	092300	0031	7/03	650,000	Multiple Parcel Sale
14	092300	0170	7/02	145,000	Related Party, Friend, or Neighbor
14	092300	0433	3/02	125,062	Partial Interest
14	092300	0447	8/03	246,500	Remodel before Sale-Characteristics updated after Sale
14	092300	0525	7/02	285,000	No Market Exposure
14	092300	0525	6/03	420,000	Imp Characteristics Changed Since Sale
14	093000	0161	1/03	435,000	Imp Characteristics Changed Since Sale
14	093000	0270	11/02	248,500	Imp Characteristics Changed Since Sale
14	093000	0405	4/03	63,432	Quit Claim Deed
14	112400	0180	4/02	122,653	Non-Representative Sale-Not Market Range
14	112700	0060	9/03	288,000	Imp Characteristics Changed Since Sale
14	112700	0080	7/03	240,000	No Market Exposure
14	228150	0070	5/02	195,000	Non-Representative Sale-Not Market Range
14	228760	0076	2/03	349,000	Remodel before Sale-Characteristics updated after Sale
14	242603	9083	5/03	550,000	Imp Characteristics Changed Since Sale
14	242603	9165	7/02	1,700,000	Multiple Imps on Parcel
14	252603	9058	5/03	400,000	Imp Characteristics Changed Since Sale
14	252603	9095	6/02	451,600	Remodel before Sale-Characteristics updated after Sale
14	260770	0060	9/03	120,632	Quit Claim Deed
14	361960	0144	12/02	330,000	Imp characteristics Changed Since Sale
14	391840	0124	7/03	259,950	Remodel before Sale-Characteristics updated after Sale
14	391840	0125	4/03	294,000	Imp Characteristics Changed Since Sale
14	619000	0065	4/02	545,000	Remodel before Sale-Characteristics updated after Sale
14	619000	0085	1/02	80,124	Non-Representative Sale-Not Market Range
14	619000	0085	1/02	177,500	Non-Representative Sale-Not Market Range
14	619000	0085	1/02	97,376	Non-Representative Sale-Not Market Range
14	737060	0005	8/02	465,000	Imp Characteristics Changed Since Sale
14	737060	0020	9/02	425,000	Imp Characteristics Changed Since Sale
14	737060	0050	7/02	285,000	Imp Characteristics Changed Since Sale
14	761120	0065	3/03	250,000	Related Party, Friend, or Neighbor
14	763990	0025	5/03	700,000	Imp Characteristics Changed Since Sale
14	763990	0050	9/03	555,000	Remodel before Sale-Characteristics updated after Sale

Improved Sales Removed From This Physical Inspection Analysis

Area 39

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	764090	0095	7/03	307,500	Remodel before Sale-Characteristics updated after Sale
14	889400	0045	12/03	300,000	Related Party, Friend, or Neighbor

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between sub areas grades, living area, and age of homes. In addition the resulting assessment level is 99.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +5.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 39 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.992 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	1	0.668	0.996	49.1%	NA	NA
6	3	0.961	0.967	0.6%	0.574	1.359
7	63	0.947	0.997	5.4%	0.976	1.019
8	136	0.950	0.997	5.0%	0.980	1.015
9	81	0.914	0.989	8.3%	0.970	1.009
10	15	0.861	0.969	12.6%	0.920	1.019
11	3	0.999	1.008	0.8%	0.826	1.190
12	1	0.952	0.931	-2.2%	NA	NA
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1935	36	0.892	0.976	9.3%	0.942	1.009
1936-1949	66	0.945	0.995	5.3%	0.972	1.019
1950-1959	107	0.936	0.991	5.9%	0.975	1.008
1960-1975	39	0.946	0.991	4.7%	0.963	1.019
1976-1989	19	0.975	1.006	3.2%	0.944	1.067
1990-2003	36	0.900	0.992	10.3%	0.957	1.027
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.880	0.999	13.5%	NA	NA
Average	97	0.941	0.991	5.4%	0.972	1.011
Good	158	0.937	0.994	6.1%	0.979	1.009
Very Good	47	0.896	0.983	9.7%	0.956	1.010
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	206	0.933	0.990	6.1%	0.978	1.002
1.5	39	0.929	0.985	6.1%	0.951	1.020
2	52	0.929	1.002	7.8%	0.971	1.033
2.5	2	1.116	1.102	-1.3%	0.659	1.544
3	4	0.885	0.955	7.9%	0.840	1.070

Area 39 Physical Inspection Ratio Confidence Intervals

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Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1 - 1199	47	0.913	0.998	9.3%	0.971	1.025
1200 - 1499	70	0.943	0.991	5.1%	0.972	1.010
1500 - 1799	82	0.945	0.986	4.4%	0.966	1.006
1800 - 2099	41	0.943	0.998	5.8%	0.964	1.032
2100 - 2499	29	0.928	1.001	7.9%	0.958	1.044
2500 - 2999	24	0.886	0.978	10.4%	0.928	1.029
3000 - 9999	10	0.935	0.997	6.6%	0.948	1.046
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	163	0.927	0.983	6.1%	0.968	0.999
N	140	0.938	1.005	7.1%	0.990	1.020
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	302	0.931	0.991	6.5%	0.980	1.002
Y	1	0.992	1.013	2.1%	NA	NA
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	52	0.958	0.984	2.7%	0.956	1.012
6	123	0.900	0.990	10.0%	0.971	1.009
9	43	0.980	1.002	2.2%	0.975	1.028
14	85	0.936	0.996	6.4%	0.979	1.013
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2000 - 3999	13	0.971	0.986	1.6%	0.946	1.026
4000 - 4999	19	0.987	0.986	-0.1%	0.946	1.025
5000 - 6999	76	0.915	0.983	7.5%	0.960	1.007
7000 - 8999	113	0.930	0.988	6.2%	0.971	1.004
9000 - 14999	64	0.940	1.008	7.3%	0.984	1.033
15000 - 24999	12	0.898	1.009	12.4%	0.932	1.086
25000 - 202999	6	0.921	0.973	5.6%	0.882	1.063

Area 39 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.992 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	27	0.960	1.002	4.3%	0.973	1.031
2	43	0.980	1.002	2.2%	0.975	1.028
10	36	0.950	0.982	3.4%	0.943	1.021
11	96	0.886	0.987	11.4%	0.964	1.010
20	6	1.000	1.045	4.5%	0.955	1.135
21	62	0.932	0.988	5.9%	0.968	1.007
22	13	0.970	0.980	0.9%	0.944	1.015
23	20	0.927	1.001	8.0%	0.968	1.035
Finished Basement Area>0 & Finished Basement Grade>5	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	101	0.928	0.985	6.2%	0.967	1.003
Y	202	0.933	0.994	6.6%	0.981	1.007

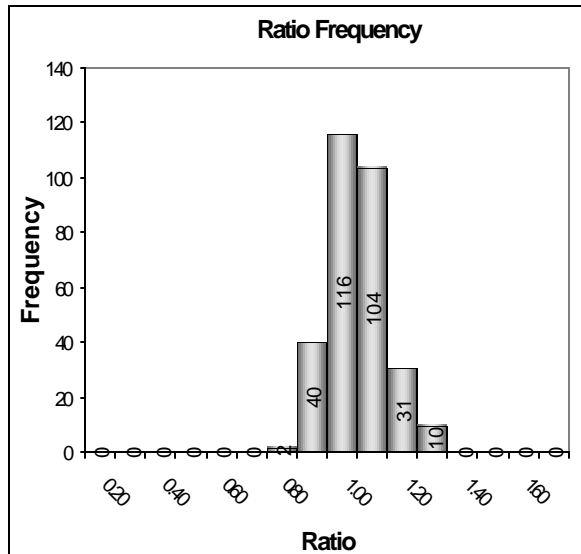
2003 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2003	Date of Report: 5/11/2004	Sales Dates: 1/2002 - 12/2003																																																										
Area 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																																																										
SAMPLE STATISTICS		<div><p>Ratio Frequency</p><table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.20-0.25</td><td>0</td></tr><tr><td>0.25-0.30</td><td>0</td></tr><tr><td>0.30-0.35</td><td>0</td></tr><tr><td>0.35-0.40</td><td>0</td></tr><tr><td>0.40-0.45</td><td>0</td></tr><tr><td>0.45-0.50</td><td>0</td></tr><tr><td>0.50-0.55</td><td>0</td></tr><tr><td>0.55-0.60</td><td>3</td></tr><tr><td>0.60-0.65</td><td>6</td></tr><tr><td>0.65-0.70</td><td>29</td></tr><tr><td>0.70-0.75</td><td>66</td></tr><tr><td>0.75-0.80</td><td>97</td></tr><tr><td>0.80-0.85</td><td>74</td></tr><tr><td>0.85-0.90</td><td>19</td></tr><tr><td>0.90-0.95</td><td>8</td></tr><tr><td>0.95-1.00</td><td>0</td></tr><tr><td>1.00-1.05</td><td>0</td></tr><tr><td>1.05-1.10</td><td>0</td></tr><tr><td>1.10-1.15</td><td>0</td></tr><tr><td>1.15-1.20</td><td>0</td></tr><tr><td>1.20-1.25</td><td>0</td></tr><tr><td>1.25-1.30</td><td>0</td></tr><tr><td>1.30-1.35</td><td>0</td></tr><tr><td>1.35-1.40</td><td>0</td></tr><tr><td>1.40-1.45</td><td>0</td></tr><tr><td>1.45-1.50</td><td>0</td></tr><tr><td>1.50-1.55</td><td>0</td></tr><tr><td>1.55-1.60</td><td>0</td></tr></tbody></table></div>		Ratio Range	Frequency	0.20-0.25	0	0.25-0.30	0	0.30-0.35	0	0.35-0.40	0	0.40-0.45	0	0.45-0.50	0	0.50-0.55	0	0.55-0.60	3	0.60-0.65	6	0.65-0.70	29	0.70-0.75	66	0.75-0.80	97	0.80-0.85	74	0.85-0.90	19	0.90-0.95	8	0.95-1.00	0	1.00-1.05	0	1.05-1.10	0	1.10-1.15	0	1.15-1.20	0	1.20-1.25	0	1.25-1.30	0	1.30-1.35	0	1.35-1.40	0	1.40-1.45	0	1.45-1.50	0	1.50-1.55	0	1.55-1.60	0
Ratio Range	Frequency																																																												
0.20-0.25	0																																																												
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1.50-1.55	0																																																												
1.55-1.60	0																																																												
Sample size (n)	303																																																												
Mean Assessed Value	460,900																																																												
Mean Sales Price	494,900																																																												
Standard Deviation AV	195,090																																																												
Standard Deviation SP	214,680																																																												
ASSESSMENT LEVEL																																																													
Arithmetic Mean Ratio	0.944																																																												
Median Ratio	0.955																																																												
Weighted Mean Ratio	0.931																																																												
UNIFORMITY																																																													
Lowest ratio	0.450																																																												
Highest ratio:	1.288																																																												
Coefficient of Dispersion	10.54%																																																												
Standard Deviation	0.129																																																												
Coefficient of Variation	13.64%																																																												
Price Related Differential (PRD)	1.014																																																												
RELIABILITY																																																													
95% Confidence: Median																																																													
Lower limit	0.934																																																												
Upper limit	0.972																																																												
95% Confidence: Mean																																																													
Lower limit	0.930																																																												
Upper limit	0.959																																																												
SAMPLE SIZE EVALUATION																																																													
N (population size)	3560																																																												
B (acceptable error - in decimal)	0.05																																																												
S (estimated from this sample)	0.129																																																												
Recommended minimum:	27																																																												
Actual sample size:	303																																																												
Conclusion:	OK																																																												
NORMALITY																																																													
Binomial Test																																																													
# ratios below mean:	143																																																												
# ratios above mean:	160																																																												
Z:	0.977																																																												
Conclusion:	Normal*																																																												
*i.e. no evidence of non-normality																																																													

2004 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2004	Date of Report: 5/11/2004	Sales Dates: 1/2002 - 12/2003
Area 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	303
<i>Mean Assessed Value</i>	490.700
<i>Mean Sales Price</i>	494.900
<i>Standard Deviation AV</i>	201.474
<i>Standard Deviation SP</i>	214.680
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	1.002
<i>Median Ratio</i>	0.997
<i>Weighted Mean Ratio</i>	0.992
UNIFORMITY	
<i>Lowest ratio</i>	0.737
<i>Highest ratio:</i>	1.290
<i>Coefficient of Dispersion</i>	7.38%
<i>Standard Deviation</i>	0.095
<i>Coefficient of Variation</i>	9.46%
<i>Price Related Differential (PRD)</i>	1.011
RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.985
<i>Upper limit</i>	1.013
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.992
<i>Upper limit</i>	1.013
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3560
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.095
<i>Recommended minimum:</i>	14
<i>Actual sample size:</i>	303
<i>Conclusion:</i>	OK
NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	158
<i># ratios above mean:</i>	145
<i>z:</i>	0.747
<i>Conclusion:</i>	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 39 .

Both assessment level and uniformity have been improved by application of the recommended values.



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr